



3 Park Drive, Rhyl, LL18 4DB

£210,000

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EPC - D58 Council Tax Band - C Tenure - Freehold

Park Drive, Rhyl

3 Bedrooms - House - Semi-Detached

Located within the cul-de-sac of Park Drive, Rhyl, this delightful semi-detached house, built in around 1935, offers a perfect blend of character and modern living with a larger than average back garden. With three bedrooms, this property is ideal for families or those seeking extra space. The front reception room provides ample opportunity for relaxation and the open plan kitchen diner is perfect for entertaining, making it a wonderful home for gatherings with friends and family. The property features a well-appointed bathroom with shower, ensuring convenience for all residents. Additionally, the house boasts parking with timber gates to the rear garage, a valuable asset in this sought-after location. Surrounded by the scenic beauty of Rhyl, residents can enjoy the nearby amenities, including shops, schools, and parks, all within easy reach. This home presents an excellent opportunity for those looking to settle in a friendly community. EPC is D58. Freehold. Council tax band C.



Accommodation

Double glazed front door giving access into the porch and hallway

Entrance Hallway

With full length double glazed front window, feature stained & leaded side window, laminate flooring, radiator, stairs to the upper floor, open access to the kitchen and door to the front lounge.

Lounge

12'0" x 11'0" (3.68 x 3.37)

This family lounge has a log burner set in the chimney recess, inset ceiling spotlighting, T.v connection, radiator, laminate flooring and double glazed bay window to the front.



Open plan kitchen

16'1" x 10'4" (4.92 x 3.16)

Fitted with gloss fronted wall, base and drawer units, glass display unit, black granite worktop surfaces, breakfast bar, eye level built in oven, shelf for a microwave, single drainer sink with mixer tap, double glazed rear window, integral washing machine & tumble dryer plus fridge freezer, inset spot lighting, vinyl flooring, under stairs storage, stained & leaded side window plus open plan access into the dining room.

Dining Room

10'6" x 8'11" (3.21 x 2.73)

Having a built in storage cupboard that houses the boiler, double glazed side window, radiator, laminate flooring, inset spot lighting and double glazed French doors that lead out onto the patio and South facing rear enclosed back garden.

First Floor Landing

Having a loft hatch

Bedroom 1

16'0" x 11'2" (4.90 x 3.41)

This spacious master bedroom has a radiator, double glazed front window plus has a double glazed bay window looking over the front.



Bedroom 2

12'5" x 8'11" (3.79 x 2.74)

This spacious bedroom has a radiator, double glazed side window and has another double glazed rear window.

Bedroom 3

7'10" x 6'9" (2.41 x 2.08)

This room has a radiator and double glazed rear window.

Family Bathroom

Comprising of a built in vanity wash hand basin & toilet, worktop surface, bath with central mixer tap, corner fitted shower enclosure, extractor fan, fully tiled walls, heated towel rail, tiled flooring and double glazed side window.

Outside

The front offers a driveway with gravel adjacent off road parking for additional parking, timber gated give access to the rear garage and back garden.

The South East, sunny aspect garden is lawned with patio near the dining room plus additional rear patio, perfect for Al-Fresco dining to the rear of the garden.

Garage

Timber opening doors, side window and side timber door.

This garage is currently being used for storage.

Directions

Proceed onto Grange Road and go past Rhyl high school, turning left into this cul-de-sac. This house can be located on your right hand side.





Total floor area: 108.5 sq.m. (1,168 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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