



williams estates



williams estates



williams estates

Llanon Ffordd Derwen, Rhyl, LL18 2LS

£260,000



EPC - C71 Council Tax Band - C Tenure - Freehold

Ffordd Derwen, Rhyl

3 Bedrooms - House - Semi-Detached

Located on Ffordd Derwen, Rhyl, this wow factor! semi-detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, front lounge plus a stunning open plan kitchen, dining area and open plan family Orangery, offering ample space for comfortable living with versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests. The property features a well-appointed family bathroom, ensuring convenience for all residents. The semi-detached design not only enhances privacy but also allows for a pleasant garden space with the bonus of a spacious garden room or home office, perfect for enjoying the outdoors or hosting summer gatherings. Parking is made easy on the open block driveway, a valuable asset in this bustling area. Ffordd Derwen is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. EPC is tbc. Freehold. Council tax band is C71



Accommodation

Modern composite front door giving access into the entrance porch.

Entrance Porch

With double glazed front windows, LVT herringbone flooring and double glazed door leading into the hallway.

Hallway

With built in meter cupboard, radiator, feature circular side window, LVT herringbone flooring, staircase to the upper floor nad under stairs utility & storage cupboard with plumbing for the washing machine.

Lounge

13'4" x 11'7" (4.08 x 3.54)

This cozy living room has the continuation of the LVT herringbone flooring, coved ceiling, radiator, T.v connection, double glazed bay window to the front and chimney breast with slate hearth and decorative beam mantel.

Open plan Kitchen Diner & Orangery

24'7" x 17'0" (7.51 x 5.20)

As you enter this wow factor kitchen, the dining area has a feature acoustic wood slatted wall, LVT herringbone flooring, vertical modern radiator, the kitchen offers a two tone grey gloss fronted wall, base and drawer units with white Quartz worktop surfaces, inset sink with mixer hose tap, integral dishwasher, fitted wine cooler, wine rack, eye level built in double oven, 5 ring electric hob with extractor fan over, American fridge freezer with water connection, coffee station with shelving set into the recess and has base units to match along with a Quartz worktop surface, Island breakfast bar that divides the Orangery and family room that benefits the feature central lanton roof with clear glass and surrounding inset spot lighting, verticaal modern radiator, T.v connection for a wall hung television plus two double glazed French doors, both giving access to the rear decked sun terrace.

First Floor Landing

With a double glazed side window.



Bedroom 1

13'9" x 10'9" (4.21 x 3.29)

This master bedroom has a radiator, decorative fire surround and double glazed bay window looking over the front.



Bedroom 2

11'10" x 10'10" (3.61 x 3.31)

Having a decorative fire surround, radiator and double glazed rear window.

Bedroom 3

7'2" x 7'1" (2.19 x 2.18)

Having a radiator and double glazed front window.

Family Bathroom

6'9" x 7'1" (2.07 x 2.18)

Comprising of a modern built in vanity wash hand basin and toilet unit with worktop surface, L' shaped bath with shower over, clear glass shower screen, heated towel rail, tile effect laminate flooring, wall panelling, plastic ceiling with loft hatch and inset spot lighting plus double glazed rear window.



Outside

Open plan to the block paved driveway with hedgerow and timber side gate.

The rear offers a decked sun terrace with step down to the lower lawn, block pave patio that continues down the side of the house and upto the L'Shaped large garden room.

Garden Room

23'11" max x 22'0" max (7.29 max x 6.72 max)

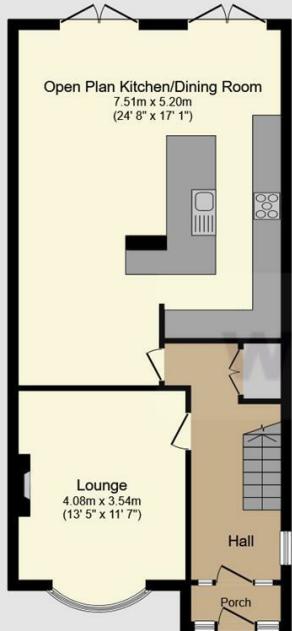
This spacious garden room has double glazed French doors, Bi-folding patio door to one side and two double glazed windows. This spacious room also has lighting and mains power.



Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. At the roundabout take the third exit onto Ffordd Derwen and this house can be located on your left hand side just after the bend in the road.





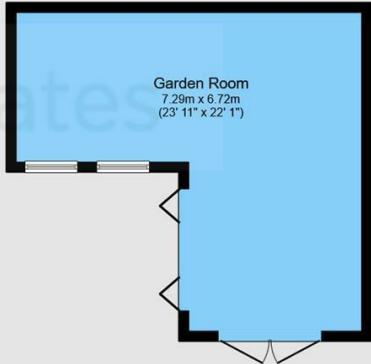
Ground Floor
Floor area 66.9 sq.m. (720 sq.ft.)

Total floor area: 147.8 sq.m. (1,591 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



First Floor
Floor area 44.9 sq.m. (483 sq.ft.)



Outbuilding
Floor area 36.0 sq.m. (388 sq.ft.)

williams
estates

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		
(55-68)	D		
(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.

williamsestates

Call us on
01745 369444
Rhyl@williamsestates.com