

williams estates



52 North Drive, Rhyl, LL18 4SP

£275,000



EPC - null Council Tax Band - E Tenure - Freehold

North Drive, Rhyl

3 Bedrooms - House - Semi-Detached

This traditional semi-detached house offers a perfect blend of comfort and convenience. With three reception rooms, this property provides ample space for both relaxation and entertaining with the dining room being open plan to the bespoke kitchen. The well-appointed living areas are designed to cater to a variety of lifestyles, whether you prefer a quiet evening in or hosting gatherings with family and friends. The house boasts three bedrooms plus a loft room via a pull down ladder & en-suite shower room, ensuring that there is plenty of room for family members or guests. Additionally, the property features a spacious family bathroom with shower and Roll top victorian bath, providing convenience and privacy for all occupants. For those with vehicles, the property includes ample parking on the front driveway with gated access to a detached garage, a valuable asset in this desirable location. The surrounding area of Rhyl is known for its beautiful coastal scenery and vibrant community, making it an ideal place to call home. This semi-detached house on North Drive is not just a property; it is a wonderful opportunity to enjoy a comfortable lifestyle with a good size rear enclosed garden that has a covered patio area, perfect for Al-Fresco dining. EPC is tbc. Freehold. Council tax band E. To arrange a viewing call Rhyl 01745 369 444.



Accommodation

Leaded & stained double glazed front door giving access into the entrance hallway

Entrance Hallway

With parquet flooring, picture rail, dado rail, stairs to the upper floor, radiator and door to the under stairs toilet.

Ground Floor toilet

Comprising of a wash hand basin, toilet, extractor fan and laminate flooring.

Lounge

13'6" x 10'11" (4.14 x 3.34)

Having picture rail, dado rail, radiator, T.v connection, fire surround with gas fire and double glazed box bay window to the front.

Dining Room

13'10" x 10'11" (4.24 x 3.34)

Having a picture rail, radiator, parquet flooring, fire surround with gas fire, feature picture window with decorative leading and open plan access to the kitchen.

Kitchen

10'4" x 10'4" (3.16 x 3.15)

Fitted with wooden wall, base and drawer units, worktop surfaces, belfast sink with mixer tap, integral fridge freezer and dishwasher, plumbing for a concealed washing machine, range cooker with extractor fan over, central island bar with units beneath, inset spotlights, tiled flooring, double glazed rear window and access to the rear family room.

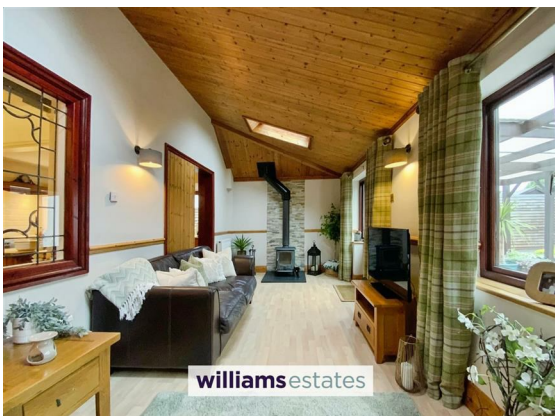
Family Lounge

19'9" x 8'10" (6.03 x 2.70)

Having a feature angled roof with two velux windows, wall lighting, T.v connection, laminate flooring, radiators, double glazed rear window, decorative log burner with slate tile hearth and modern tiled back panel plus double glazed french doors that provides access to the rear covered patio and enclosed lawned garden.

First Floor Landing

With picture rail and feature side window.



Bedroom 1

13'11" x 11'0" (4.25 x 3.36)

This master bedroom has a radiator, picture rail and double glazed rear window.

Bedroom 2

11'5" x 10'11" (3.50 x 3.35)

Having a picture rail, radiator, double glazed front window and loft access with pull down wooden ladder to the loft room.

Bedroom 3

7'4" x 6'7" (2.26 x 2.03)

With picture rail, radiator, built in storage cupboard that houses the boiler plus double glazed front window.

Family Bathroom

10'3" x 7'3" (3.14 x 2.23)

Comprising of a pedestal wash hand basin, toilet, roll top bath with claw feet and mixer shower attachment, corner shower enclosure, tiled walls and flooring, radiator, inset spotlighting, extractor fan and double glazed rear window.

Loft Room

16'4" x 9'4" (5.00 x 2.87)

This loft room has a wall heater, restricted head height, velux roof window, eaves storage and door to the en-suite shower room.

En-Suite Shower Room

Comprising of a wash hand basin, wall hung urinal, shower enclosure, tiled walls, laminate flooring and a velux roof window.

Outside

The front offers ample parking on the block pave driveway, this leads to timber side gates and in turn leads to a detached rear garage. The front has a lawn with mature central tree.

The rear garden benefits from having a large covered patio area, perfect for Al-Fresco dining, flower beds with step to the main lawned garden that is fully enclosed and offers another paved patio area for the evening sun. Easy access to the garage.

Garage

Double opening front doors, power & lighting.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Turn left onto North Drive and this house can be located on your left hand side just before the roundabout.





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		
(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.

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