



23 Juniper Way, Rhyl, LL18 4GG

£185,000

 3  2  1  C

EPC - C73 Council Tax Band - C Tenure - Freehold

Juniper Way, Rhyl

3 Bedrooms - House - Semi-Detached

Located in the corner of Juniper Way, Rhyl, this semi-detached house offers a perfect blend of comfort and convenience. Built in around 1995, the property boasts a modern design that caters to contemporary living. Upon entering, you will find a welcoming reception room that provides an ideal space for relaxation or entertaining guests. The house features a spacious kitchen diner and on the upper floor, three bedrooms, making it suitable for families or those seeking extra space for guests or a home office. The two bathrooms ensure that morning routines are hassle-free, providing ample facilities for all occupants. Outside, the property includes open plan front garden with parking, adding to the convenience of this lovely home. The surrounding area is known for its friendly community and accessibility to local amenities, making it an attractive choice for potential buyers or renters alike. This semi-detached house on Juniper Way is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming environment. EPC rating is C73. Freehold. Council tax band is C. To arrange a viewing contact Rhyl on 01745 369 444.



Accommodation

Double glazed front door giving access into the entrance hallway

Entrance Hallway

With laminate flooring, staircase to the upper floor and door to the lounge.

Lounge

15'5" x 11'5" (4.72 x 3.48)

Having wall lights, wall mounted electric fire, T.v connection for a wall hung television, radiator, under stairs storage cupboard, double glazed front window and door to the kitchen diner.

Kitchen Diner

14'8" x 8'7" (4.48 x 2.64)

Fitted with wall, base and drawer units, worktop surfaces, wall tiles, single drainer sink, void for a slot in gas cooker, space for fridge freezer, plumbing for a washing machine & dishwasher, double glazed rear window, space to dine with radiator, laminate flooring, radiator, spot lights and sliding patio doors that provide access to the enclosed back garden.

First Floor Landing

With loft hatch, built in storage cupboard and double glazed side window.

Bedroom 1

10'8" x 8'7" (3.26 x 2.62)

Having a radiator, double glazed front window and door to the master en-suite shower room.

En-Suite Shower Room

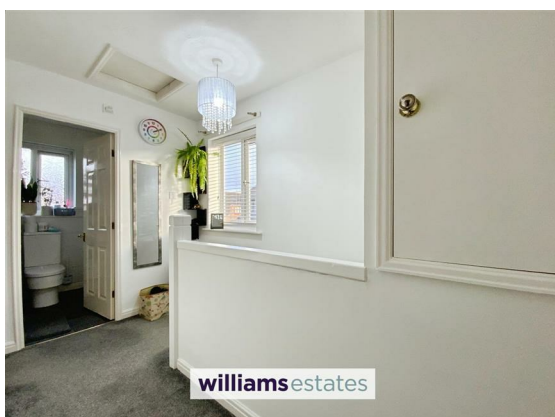
6'2" x 3'3" (1.89 x 1.00)

Comprising of a pedestal wash hand basin, toilet, shower enclosure, radiator, wall tiles and extractor fan.

Bedroom 2

10'4" x 8'6" (3.15 x 2.61)

Having a radiator and double rear window.



Bedroom 3

8'0" x 5'10" (2.45 x 1.78)

Having a radiator and double glazed front window.

Bathroom

6'9" x 5'4" (2.06 x 1.63)

Comprising of a pedestal wash hand basin, toilet, bath, tiled wall to dado rail height, heated towel rail, extractor fan and double glazed rear window.

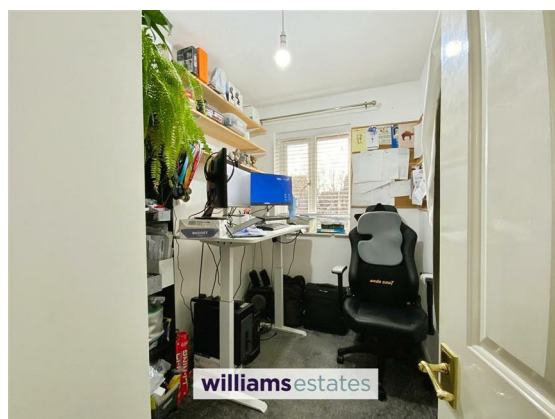
Outside

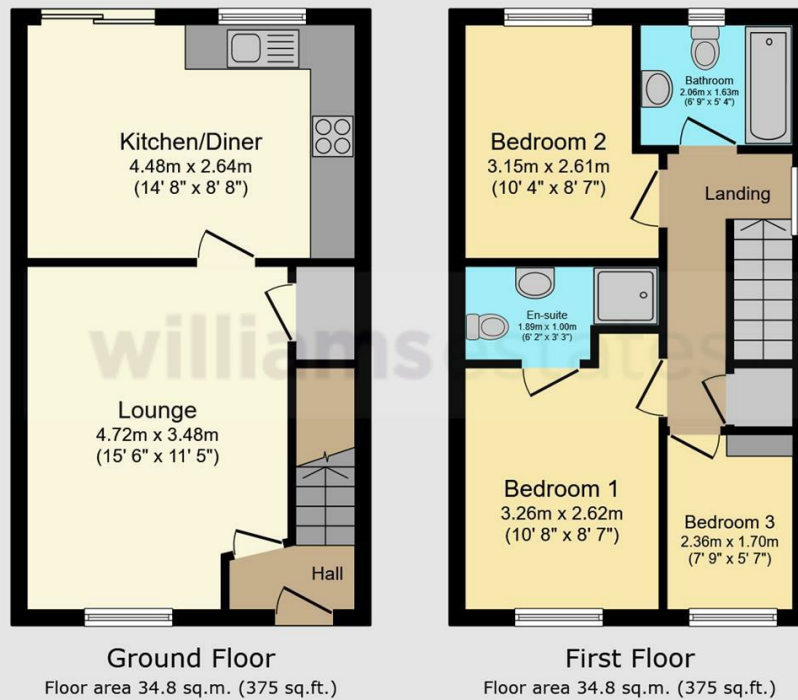
Open plan front lawn with driveway parking and side access.

The rear offers a paved patio area and the main garden is lawned with a handy timber storage shed.

Directions

Proceed onto Wellington Road and head in the direction for Prestatyn. At the crossroads turn right onto Tynewydd Road, go over the bridge and turn left onto Ffordd Anwyl. Follow this Road and turn into Juniper Way. This house can be locate in the far right hand corner of this cul-de-sac.





Total floor area: 69.6 sq.m. (749 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	73	78
(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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