



2 Merllyn House Dyserth Road, Rhyl, LL18 4DR

£210,000

 3  1  2  D

EPC - D60

Council Tax Band - D

Tenure - Freehold

Dyserth Road, Rhyl

3 Bedrooms - House - Semi-Detached

This individual semi-detached house offers a perfect blend of character and modern living. Built in around 1800, the property boasts a rich history while providing ample space for a family or those seeking a comfortable home. Inside, you will find two inviting reception rooms, ideal for entertaining guests or enjoying cozy evenings in front of the feature log burner. The house features three bedrooms, providing plenty of room for rest and relaxation. The shower room is conveniently located, catering to the needs of the household. Outside, the property benefits from allocated parking, ensuring ease of access and convenience. The surrounding area is known for its friendly community and proximity to local amenities, making it an excellent choice for those looking to settle in a vibrant neighbourhood. This charming home just off Dyserth Road is a wonderful opportunity for anyone seeking a blend of historical charm and modern comfort in the heart of Rhyl. EPC is D60. Freehold. Council tax band D.



Accommodation

Double glazed door gives access to the hallway

Entrance Hallway

With stairs to the upper floor and door giving access into the lounge.

Lounge

15'10" x 13'0" (4.85 x 3.97)

Having a coved ceiling, picture rail, radiator, T.v connection for a wall hung television, double glazed side window, laminate flooring, under stairs storage cupboard, double glazed front window, feature brick fireplace with inset log burner and Glazed double opening doors to the dining room.



Dining Room

12'11" x 8'0" (3.95 x 2.46)

Having coved ceiling, laminate flooring, radiator, double glazed side window and stable door leading into the spacious kitchen.

Kitchen

14'6" x 10'1" (4.42 x 3.08)

Fitted with white gloss fronted wall, base and drawer units, glass wall display units, worktop surfaces, wall tiles, single drainer sink with mixer tap, built in oven, electric hob with extractor fan over, concealed boiler, integral fridge freezer, plumbing for a washing machine, tiled flooring, Rayburn multi fuel range cooker, double glazed side window, door to the side porch.



Side Porch

5'7" x 4'11" (1.71 x 1.52)

With tiled flooring, double glazed side & rear windows plus double glazed back door.

First Floor Landing

With loft access and built in storage cupboard.

Bedroom 1

13'0" x 12'0" (3.97 x 3.68)

This master bedroom has a radiator, double glazed front window and door to a walk in store room with double glazed window.

Bedroom 2

12'1" x 9'10" (3.69 x 3.02)

Having a radiator and double glazed side window.

Bedroom 3

9'5" x 4'5" (2.88 x 1.37)

This room has a radiator and double glazed side window.

Shower Room

10'5" x 4'8" (3.20 x 1.44)

Comprising of a modern built in vanity wash hand basin & toilet with white base unit and worktop, tiled walls, heated towel rail, vinyl flooring, walk in shower with clear glass shower screen, modern wall panelling, electric shower, extractor fan and double glazed side window.

Outside

Gated access to a shared driveway that leads to the allocated parking bay. Timber side gate provides access to the rear garden.

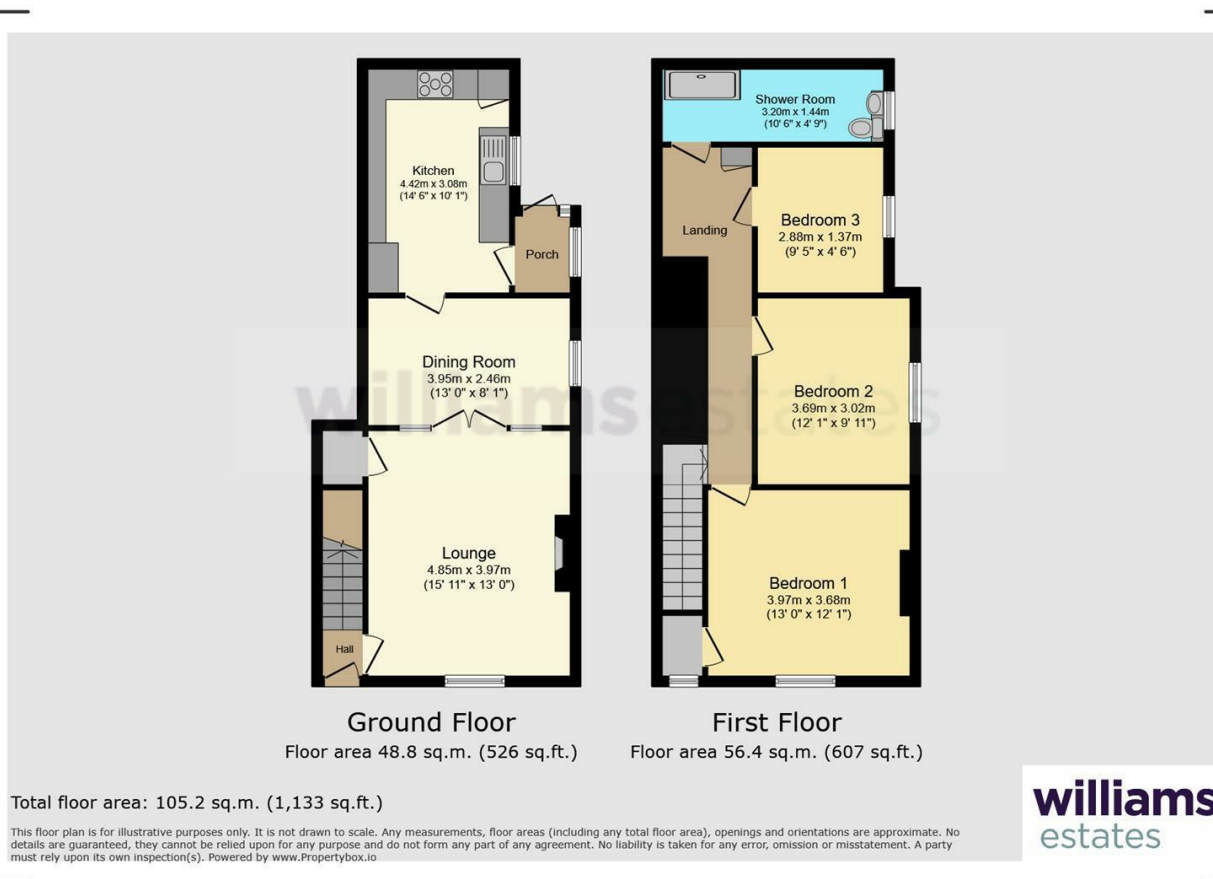
The rear garden offers a timber storage shed with access to the enclosed garden that is lawned, crazy paved patio, golden gravel areas and paved patio for Al-Fresco dining.

Directions

Proceed onto Grange Road that continues onto Dyserth Road. Turn right behind 25/27 Dyserth Road - using the gated access to this hidden property.

Use the left side gate and walk to the rear of the house.





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		72
(55-68) D	60	
(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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