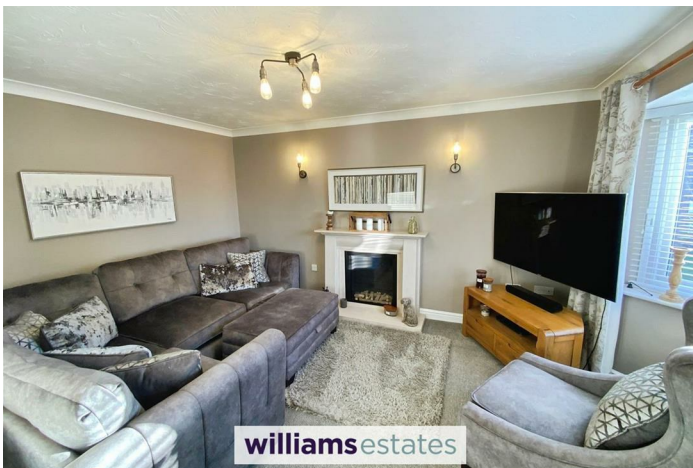




13 Llys Tywi, Rhyl, LL18 4FD

£325,000

 4  2  2  E

EPC - E52 Council Tax Band - E Tenure - Freehold

Llys Tywi, Rhyl

4 Bedrooms - House - Detached

This delightful detached house offers a perfect blend of comfort and modern living. Built in around 2002, the property provides ample space for families or those seeking a little extra room to breathe. Upon entering, you are greeted by the inviting front lounge, open plan kitchen diner with breakfast bar and space to dine with access to a conservatory, ideal for both relaxation and entertaining guests. With a ground floor toilet, modern decoration & flooring plus four well-proportioned bedrooms, there is plenty of space for family members or guests, allowing everyone to enjoy their own private sanctuary. The property boasts two bathrooms, which is a significant advantage for busy households, ensuring convenience and comfort for all. The tasteful finishes throughout the home create a warm and welcoming atmosphere. Outside, you will find ample parking on the driveway that leads to the garage, adding to the practicality of this lovely residence. Enclosed landscaped rear garden with covered gazebo and hot tub. The location in Rhyl offers a wonderful community feel, with local amenities, schools, and beautiful coastal attractions just a stone's throw away. EPC is tbc. Freehold. Tax band E.



Accommodation

Composite front door giving access into the entrance porch

Entrance Porch

Having vinyl flooring, double glazed side window, double glazed full length front window and double glazed door leading into the hallway.

Hallway

With radiator, vinyl flooring, stairs to the upper floor and door to the ground floor toilet.

Ground Floor Toilet

Comprising of a corner pedestal wash hand basin, tiled splash-backs, toilet, radiator and extractor fan.

Front Lounge

15'10" x 10'8" (4.83 x 3.26)

This family living room has a radiator, wall lights, T.v connection, sandstone fire surround with remote controlled gas fire and double glazed bay window to the front.

Open Plan Kitchen Diner

26'1" x 10'9" (7.96 x 3.28)

Fitted with a wide range of wall, base and drawer units, under unit lighting, worktop surfaces with matching up-stands, single drainer sink with mixer tap, wine cooler, integral fridge freezer and dishwasher, Range cooker with extractor fan over, curved island with breakfast bar, vinyl flooring, two double glazed rear windows, radiators, door to the garage with utility, space to dine, inset spot lighting and open plan access to the rear conservatory.

Victorian Conservatory

12'4" x 10'6" (3.78 x 3.22)

Having clear glass roof with decorative pendant lighting, power sockets, vinyl flooring, radiator, T.v connection, double glazed windows, fitted blinds and double glazed french doors that provide access to the enclosed back garden.

First Floor Landing

Spacious landing with loft hatch having a pull down ladder and door off to the upper floor accommodation.



Bedroom 1

11'9" x 10'9" (3.59 x 3.29)

This master bedroom has a radiator, T.v connection for a wall hung television, built in mirrored wardrobes, double glazed rear window and door to the modern en-suite shower.

En-Suite Shower Room

8'5" x 4'9" (2.57 x 1.46)

Comprising of a vanity wash hand basin, toilet, walk in shower with glass shower screen, modern wall panelling, extractor fan, vertical radiator, plastic ceiling with spot lighting, vinyl flooring and double glazed front window.

Bedroom 2

12'7" x 8'8" (3.86 x 2.66)

This double bedroom has a radiator, built in wardrobes and double glazed front window.

Bedroom 3

9'11" x 7'4" (3.04 x 2.24)

Another double bedroom with radiator and double glazed rear window.

Bedroom 4

7'6" x 7'0" (2.30 x 2.15)

Having a radiator and double glazed rear window.

Family Bathroom

8'3" x 7'11" (2.54 x 2.43)

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower, wall tiles, tile flooring, radiator, extractor fan, built in airing cupboard & storage cupboard plus double glazed front window.

Outside

Open plan front with ample parking on the driveway that leads to the garage. The main garden is lawned with slate chipped border having a mature tree. Side access to the back garden.

The rear enclosed garden offers a paved patio, perfect for Al-Fresco dining with the main garden being lawned edged by sleeper, gravel flower beds. To the corner is a composite decked patio with covered gazebo with power supply for a hot tub (this can be included, subject to the offer price)

Garage

16'6" x 8'2" (5.04 x 2.50)

Up and over door, mains power and lighting, wall mounted boiler plus plumbing for a washing machine, space for a tumble dryer and side door.

Directions

Proceed onto Wellington Road, continue onto Grange Road and onto Dyserth Road. Turn left onto Lon Ystrad then right onto Llys Tywi. This house can be located in the far right hand corner of this cul-de-sac.





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	52	
(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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