



3 Golygfa Clwyd, Rhyl, LL18 4FN

£285,000

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EPC - C80 Council Tax Band - E Tenure - Freehold

Golygfa Clwyd, Rhyl

4 Bedrooms - House

This modern house offers a delightful blend of comfort and contemporary living. Built in around 2015, the property boasts a fresh and inviting atmosphere, perfect for families or those seeking a spacious home. Upon entering, you are greeted by two reception rooms plus rear conservatory, providing ample space for relaxation and entertaining guests. Having four bedrooms offering flexibility for family living, guest accommodation, or even a home office, catering to a variety of lifestyle needs. The property features two bathrooms, ensuring convenience for busy households plus has a ground floor toilet. Each bathroom is designed with modern fixtures, providing a touch of luxury to your daily routine. Outside, there is parking available on the open plan driveway that leads to a garage, adding to the practicality of this lovely home. The location in Rhyl is ideal, offering easy access to local amenities, schools, and beautiful coastal attractions, making it a perfect choice for those who appreciate both convenience and leisure. This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. EPC is C80. Freehold. Council tax E.



Accommodation

Double glazed front door giving access into the porch.

Entrance Porch

With double glazed front & side windows, wall light and double glazed door leading into the hallway.

Hallway

Having a radiator, stairs to the upper floor and door to the under stairs ground floor toilet.

Ground Floor Toilet

Comprising of a pedestal wash hand basin, toilet, vinyl flooring, radiator and extractor fan.

Lounge

13'10" x 10'7" (4.24 x 3.25)

Open plan living room with radiator, T.v connection, wall lights, fire surround with electric fire, double glazed bay window and open access to the dining room.

Dining Room

10'7" x 8'3" (3.25 x 2.54)

Having a radiator and double glazed French doors giving access into the conservatory.

Conservatory

8'9" x 5'11" (2.69 x 1.81)

Fully double glazed with clear glass roof and double glazed French doors lead out to the rear garden.

Kitchen

15'1" max x 10'7" max (4.62 max x 3.25 max)

Fitted with modern wall, base and drawer units, glass display, worktop surfaces with up-stands, built in oven, gas hob with extractor fan over, single drainer sink with mixer tap, plumbing for a washing machine, tiled flooring, double glazed rear window and open access to the former utility.

Former Utility Room

5'8" x 5'5" (1.73 x 1.66)

Having storage units, void for American Fridge Freezer, plumbing for a washing machine, radiator, tiled flooring and double glazed back door.



First Floor Landing

With loft access and radiator

Bedroom 1

13'5" x 10'8" (4.10 x 3.27)

Having a radiator, built in mirrored wardrobes, double glazed rear window and door to the en-suite shower room.

En-Suite Shower Room

8'6" x 4'9" (2.60 x 1.47)

Comprising of a pedestal wash hand basin, toilet, shower enclosure, vinyl flooring, radiator, extractor fan and double glazed front window.

Bedroom 2

12'8" x 8'4" (3.87 x 2.55)

Having built in wardrobes, radiator and double glazed front window.

Bedroom 3

9'10" x 7'6" (3.02 x 2.30)

With radiator and double glazed rear window.

Bedroom 4

7'4" x 6'9" (2.26 x 2.06)

Having a radiator and double glazed rear window.

Bathroom

8'9" x 7'8" (2.69 x 2.36)

Comprising of a pedestal wash hand basin, toilet, bath with mixer tap, shaver socket, extractor fan, radiator, vinyl flooring, built in storage cupboard and double glazed front window.

Garage

16'6" x 7'10" (5.03 x 2.39)

With electric roller door, mains power, wall mounted boiler and side door.

Outside

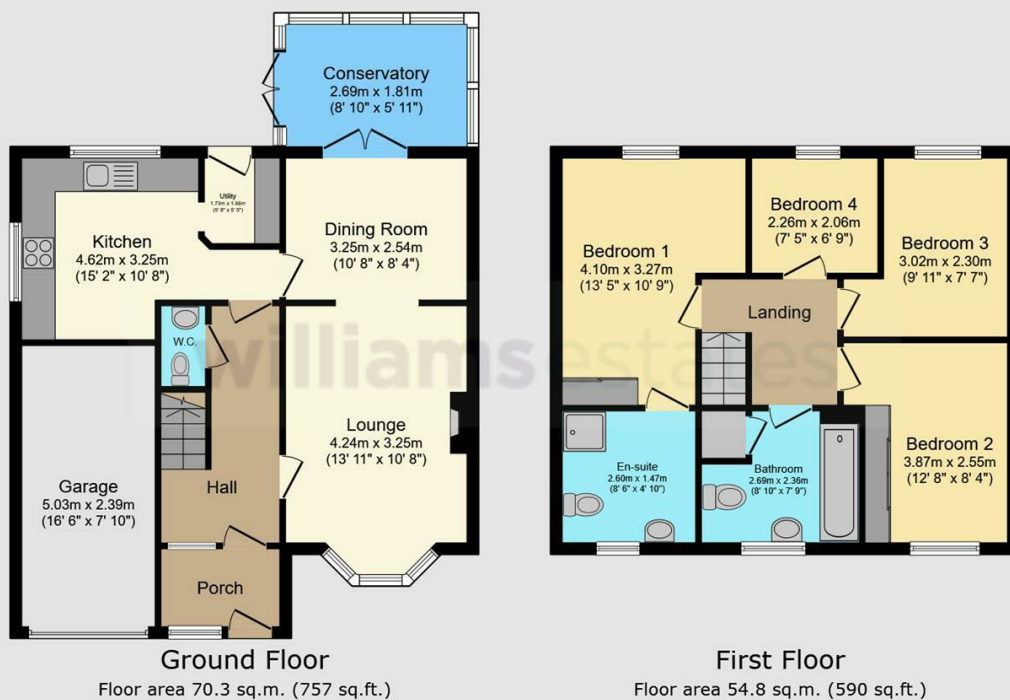
Open plan front with driveway parking that leads to the garage. The main garden is lawned with flower bed and side access to the back garden.

The rear is fully enclosed with patio area and is mainly lawned.

Directions

Proceed onto Grange Road and continue onto Dyserth Road. Turn right onto the Anwyl Ffordd Aberkinsey estate and turn left then left again onto Golygfa Clwyd. This family house can be located on your left hand side and opposite the playground.





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	80	84
(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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