

**4 Llys Robin Goch, Rhyl, LL18 4QE**

**Offers Over £145,000**

 2  1  1  C

**EPC - C73    Council Tax Band - C    Tenure - Freehold**



# Llys Robin Goch, Rhyl

## 2 Bedrooms - House - Semi-Detached

This semi-detached house is sold with no onward chain. Built in around 1990, the property is ideal for both first-time buyers, investors and those looking to downsize. Upon entering, you are welcomed into a spacious reception room with open access to a semi-circle conservatory, which serves as a versatile space for relaxation and entertaining. The house features two comfortable bedrooms, providing ample space for rest and privacy. The family bathroom is conveniently located, ensuring ease of access for all residents. The property also includes parking, a valuable asset in this desirable location. The surrounding area is known for its friendly community and proximity to local amenities, making it an excellent choice for those seeking a vibrant lifestyle. With its prime location, this semi-detached house in Llys Robin Goch is a wonderful opportunity for anyone looking to make a home in Rhyl. Don't miss the chance to view this lovely property and envision your future in this welcoming neighbourhood. EPC is C73. Freehold. Council tax band is C. Contact the Rhyl team on 01745 369 444.



### Accommodation

Glazed front door giving access into the hallway

### Entrance Hallway

Having a radiator, double glazed side window, stairs to the upper floor and door leading into the lounge.

### Lounge

12'9" x 10'11" (3.89 x 3.35)

Having a fire surround, T.v connection, radiator, under stairs storage cupboard, door to the kitchen and open plan access into the conservatory.

### Conservatory

10'5" x 6'5" (3.20 x 1.97 )

Semi-Circle with full length double glazed windows and double glazed back door providing access to the rear enclosed garden.

### Kitchen

14'4" x 7'10" (4.39 x 2.41 )

Fitted with white gloss fronted wall, base and drawer units, worktop surfaces, tile splashbacks, gas hob with extractor fan over, single drainer sink, plumbing for a washing machine and a dishwasher, wall mounted boiler, integral fridge freezer, built in double oven, double glazed front window, spot lighting, vertical radiator, space to dine, tiled flooring plus another double glazed window looking towards the back garden.



### First Floor Landing

With loft hatch and double glazed front window

### Bathroom

6'7" x 5'4" (2.02 x 1.63)

Comprising of a vanity wash hand basin with drawer unit beneath, built in toilet and drawer unit, worktop surface, wall tiles, bath with shower over, clear glass shower screen, extractor fan, tiled flooring and double glazed front window.

### Bedroom 1

10'11" x 9'8" (3.34 x 2.95)

Having a radiator, double glazed rear window and door to a walk in storage cupboard.



## Bedroom 2

14'7" x 8'2" (4.46 x 2.50)

Having a radiator and double glazed rear window.

## Outside

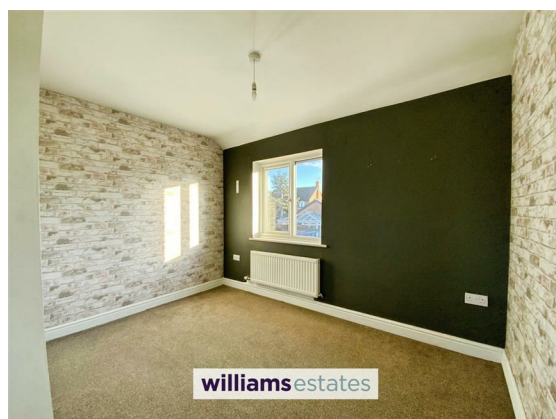
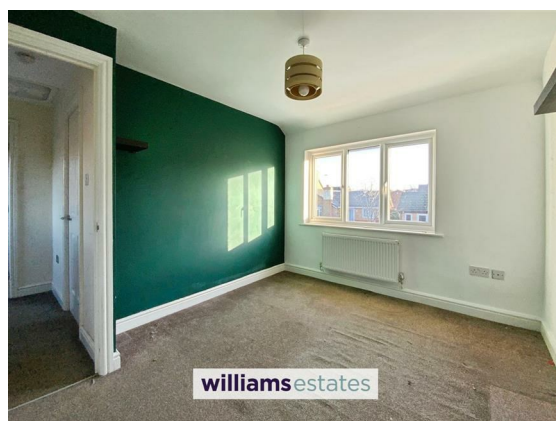
The open plan front has a small lawn with steps to the main entrance.

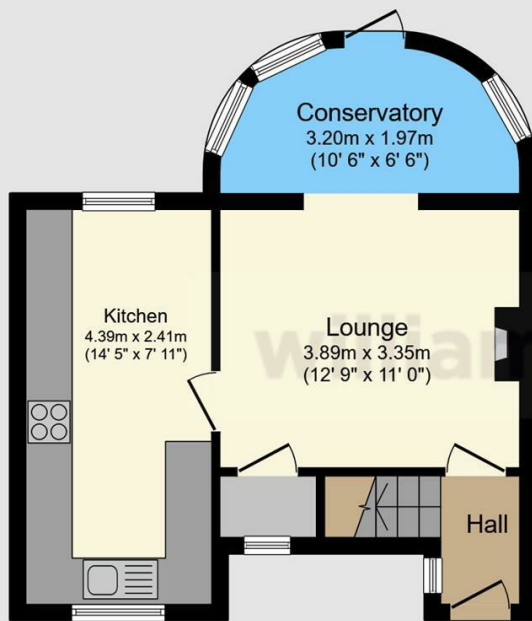
Side driveway for off road parking.

The rear offers a paved patio with the main garden being lawn.

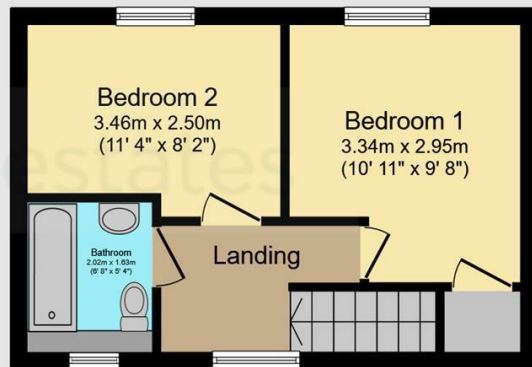
## Directions

Proceed onto Grange Road that leads onto Dyserth Road. Follow the Road and turn left into Maes Y Gog, Left into Llys Robin Goch. This house can be located on your left.





**Ground Floor**  
Floor area 37.2 sq.m. (401 sq.ft.)



**First Floor**  
Floor area 27.2 sq.m. (293 sq.ft.)

Total floor area: 64.5 sq.m. (694 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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 73                         | 78        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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