



40 Dreif Tegeirian, Rhyl, LL18 4GP

Offers Over £235,000

 3  2  1  B

EPC - B84 Council Tax Band - C Tenure - Freehold

Dreif Tegeirian, Rhyl

3 Bedrooms - House

Welcome to this modern house, built by Anwyl & located in the charming area of Dreif Tegeirian, Rhyl. This delightful property, built in around 2023, offers a contemporary living experience with a well-thought-out layout. Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet family evenings. The house boasts a modern and spacious kitchen diner and has three bedrooms, providing ample space for a growing family or guests. With a ground floor toilet and two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The property also includes parking for two vehicles, adding to the practicality of this lovely home. Its modern design and fresh build mean you can enjoy the benefits of contemporary living without the need for renovations or updates. Situated in Rhyl, this house is ideally located to take advantage of the local amenities and the beautiful coastal surroundings with fabulous front views. EPC is B84. Freehold. Council tax band is C.



Accommodation

Composite front door giving access into the hallway.

Entrance Hallway

Having a radiator, stairs to the upper floor, laminate flooring, door giving access to the lounge and door to the ground floor toilet.

Ground Floor Toilet

5'11" x 3'0" (1.82 x 0.93)

Comprising of a pedestal wash hand basin, toilet, fuse box, laminate flooring, radiator and double glazed front window.

Lounge

16'7" x 12'0" (5.07 x 3.67)

Having a radiator, T.v connection, double glazed front window and door to the kitchen diner.

Kitchen Diner

15'3" x 10'8" (4.65 x 3.26)

Fitted with a good range of gloss fronted wall, base and drawer units, concealed boiler, plumbing for a washing machine, integral fridge freezer, built in eye level oven, gas hob with extractor fan over, single drainer sink, double glazed rear window, radiator, laminate flooring, space to dine and double glazed French door that provide access to the rear garden.

First Floor Landing

With radiator, built in storage cupboard, loft hatch and door off.

Bedroom 1

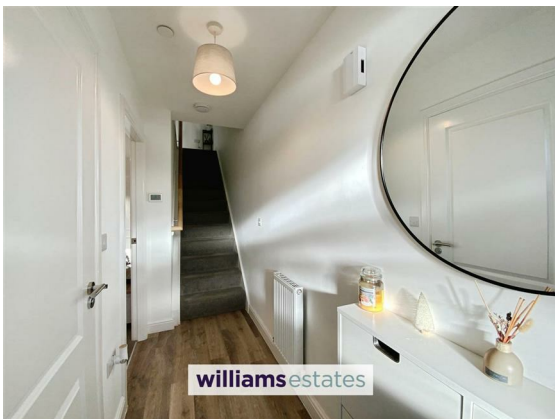
12'8" x 8'3" (3.88 x 2.52)

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

En-Suite Shower Room

8'2" x 3'2" (2.51 x 0.97)

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



Bedroom 2

11'0" x 8'3" (3.37 x 2.52)

Having a radiator and double glazed rear window.

Bedroom 3

7'4" x 6'8" (2.26 x 2.04)

Having a radiator and double glazed rear window.

Bathroom

7'0" x 6'7" (2.15 x 2.03)

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower, wall tiles, shaver socket, vinyl flooring, radiator and double glazed front window.

Outside

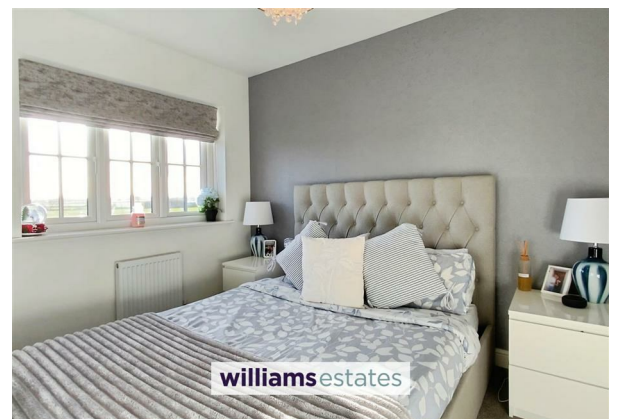
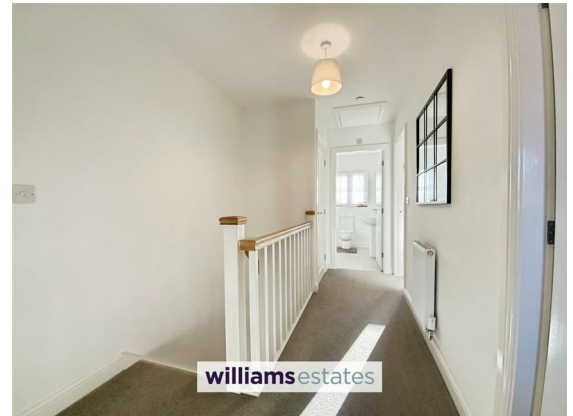
Open plan front garden with double driveway, paved path and timber gate to the side.

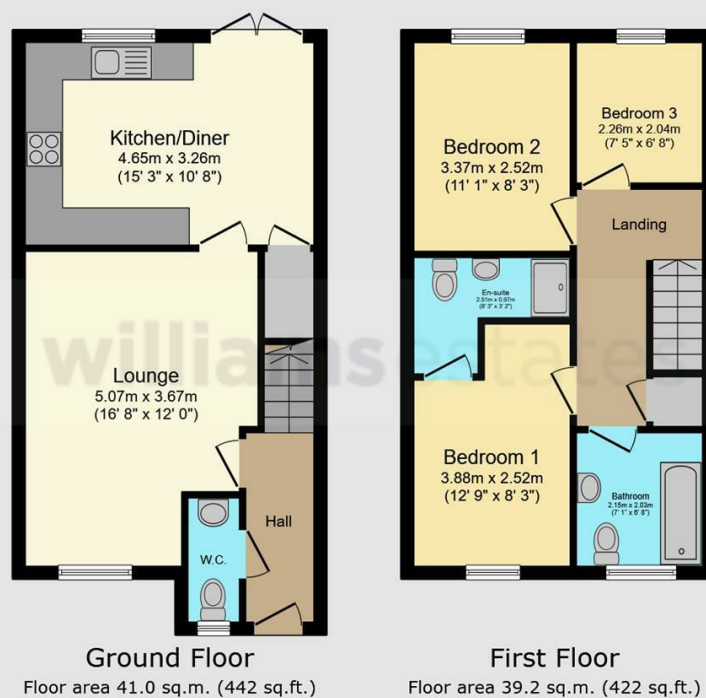
The rear garden offers a fully enclosed back garden with lawn and paved patio area.

Timber storage shed.

Directions

Proceed onto Grange Road that leads onto Dyserth Road. Turn right onto the Aberkinsey development and follow the Road turning left onto Ffordd Lloyd then right onto Dreif Tegeirian. This house can be found on the end looking toward the fields.





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		95
(81-91) B	84	
(69-80) C		
(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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Call us on
01745 369444
Rhyl@williamsestates.com