



66 Victoria Road, Rhyl, LL18 2EH

£120,000



EPC - E54 Council Tax Band - B Tenure - Freehold

Victoria Road, Rhyl

2 Bedrooms - House

A terraced house situated in a convenient location of Rhyl, offered for sale with no chain.

With two reception rooms, modern kitchen & bathroom, utility area and two bedroom upstairs. Outside benefits an enclosed rear garden. Also offering gas fired central heating and double glazing. EPC rating 54 E. Freehold. Council Tax Band B.



Accommodation

Enter via a timber glazed door into the entrance hallway.

Entrance Hallway

With radiator and stairs to first floor landing.

Lounge

13'8" x 10'0" (4.17 x 3.05)

With radiator, TV connection, cupboard housing the electrics & gas meter, wall mounted electric fire and double glazed box bay window to the front.

Dining Room

13'7" x 9'8" (4.16 x 2.95)

With radiator, under stairs storage, TV connection, double glazed window to the rear and open access through to the kitchen.

Kitchen

8'9" x 7'6" (2.68 x 2.30)

Fitted with a range of wall, drawer and base units with worktop surfaces, integrated oven with four ring hob and extractor hood over, stainless steel sink with mixer tap over, space for free standing fridge freezer, partially tiled walls, double glazed window to the side and double glazed door to the rear. Open access through to the utility area.

Utility

With under counter space and worktop surfaces. Door into the bathroom.

Bathroom

7'4" x 5'8" (2.26 x 1.75)

Comprising of a low flush WC, pedestal wash hand basin, panelled bath with mixer tap and wall mounted shower head, fully tiled walls, heated towel rail, cupboard housing the boiler and double glazed window to the rear.

Bedroom 1

14'3" x 13'10" (4.36 x 4.23)

With radiator and double glazed box bay window to the front.



Bedroom 2

13'9" x 9'5" (4.21 x 2.89)

With radiator, built in storage cupboard and double glazed window to the rear.

Outside

The rear garden is paved and enclosed by timber fencing.

Directions

Proceed from the Rhyl office over the railway bridge onto Vale Road. At the cross road, turn right onto Victoria Road.





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

williams
estates

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

williamsestates

Call us on
01745 369444
Rhyl@williamsestates.com