

# SIMPLY ESTATES



*Ffordd Aberkinsey, Rhyl, U18*

**Asking Price £180,000**





With just one previous owner, this property presents a fantastic opportunity to own a new build-style without the hefty price tag and is an ideal choice for first-time buyers ready to take a step on the property ladder.

Featuring three bedrooms, two bathrooms, and a convenient downstairs WC, it provides ample living and sleeping space for a couple or a small family.

On entering the property you are met with an entrance hallway with stairs to the first floor. To the left is the generous size lounge leading to open plan kitchen/diner with convenient downstairs toilet and access via patio doors to the large rear garden.

Upstairs you are met with a family bathroom, two smaller bedrooms and large main bedroom with en suite shower room.

Externally, the property offers front parking and a spacious rear garden complete with a patio, grassed area, and decking.

### Living Room

11'3" x 17'8" (3.44 x 5.40)

A spacious living room with a front-facing window, a feature fireplace, and convenient access to the kitchen/diner. The room features grey decor and plush carpets.

### Kitchen/Diner

13'1".134'6" x 8'6" (4.41 x 2.60)

Contemporary gloss kitchen units with integrated oven, hob, and fridge/freezer, along with extra room for a washing machine and a designated dining area. The kitchen/diner benefits a downstairs WC for added convenience and provides access to the rear garden.

### Bedroom Two

7'9" x 9'0" (2.38 x 2.75)

Bedroom two is a single room situated at the rear of the property with neutral carpets.

### Bedroom Three

5'9" x 7'6" (1.76 x 2.29)

Bedroom three is a compact box room positioned at the front of the property with neutral carpets.

### Main Bedroom

8'3" x 13'6" (2.54 x 4.14)

The primary bedroom is generously sized, providing ample room for a double bed and storage space and neutral carpets.

### En Suite

8'3" x 3'1" (2.53 x 0.95)

An en suite shower room adjacent to the main bedroom adds convenience and practicality.

### Family Bathroom

6'3" x 5'2" (1.91 x 1.60)

A modern family bathroom featuring a bathtub, WC, and wash hand basin. The property is half tiled grey and features a chrome towel radiator.

### Outside Space

Externally, the property offers front parking and a spacious rear garden complete with a patio, grassed area, and decking.

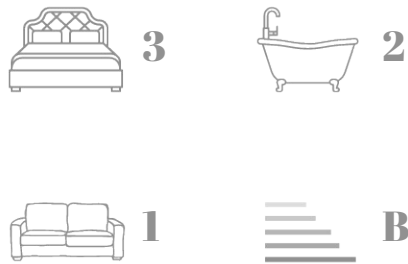
### Disclaimer

All floor plans provided by Simply Estates are for illustrative purposes and not drawn to scale. No details can be guaranteed or relied upon and Simply Estates will take no liability for errors, omissions or misstatements. Measurements, orientations and openings are approximates and all parties should rely on their own examination(s).

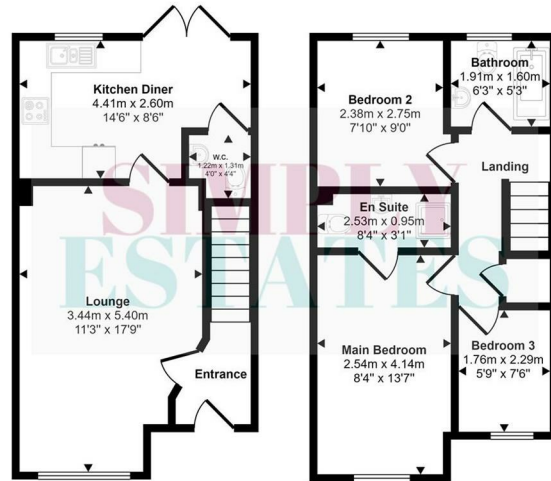




**Floor Area:** 65.00 sq ft  
**Plot Size:** 0.05 acre(s)  
**Tenure:** Freehold  
**Council:** Denbighshire  
**Band:** C



Approx Gross Internal Area  
69 sq m / 741 sq ft



Ground Floor  
Approx 34 sq m / 369 sq ft

First Floor  
Approx 35 sq m / 372 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

From our office in Rhuddlan, take Rhyl Road, Rhuddlan Road then Bryn Cwnin Road. Turn right onto Trellewelyn Road, onto Bro Deg and then onto Ffordd Aberkinsey. The property is situated off the main road opposite Llys Walsh.

