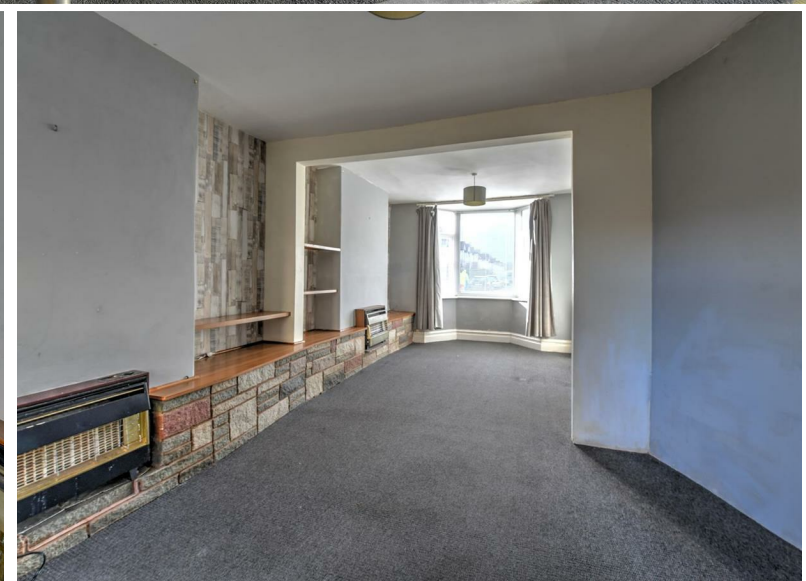


SIMPLY ESTATES



Ffynnongroew Road, Rhyl, U18
£120,000



NO CHAIN! This two-bedroom terrace property presents excellent potential, making it an ideal choice for those starting their property journey or seeking an investment opportunity.

The property, a previous rental unit, is conveniently located just moments away from the Marina Quay and Rhyl beachfront and with a little TLC, this deceptively spacious property has great potential.

The property features an entrance porch, a spacious lounge with a large front window and a second reception room connected to the kitchen, which offers a range of fitted wall and base units. The kitchen provides access to the rear yard through a UPVC door. On the first floor, you'll find two large double bedrooms and a generously sized family bathroom.

This property also benefits a low maintenance rear yard, gas central heating and double glazed windows throughout.



Entrance/Hallway

The entrance hallway, accessed through a UPVC door, provides entry to both the lounge/dining room and the upper floor.

Lounge/Dining Room

11'1" x 22'3" (3.38 x 6.80)

Open-plan lounge and dining area featuring two gas fireplaces, double-glazed windows, and convenient access to the kitchen.

Kitchen

7'5" x 11'6" (2.27 x 3.52)

Well-equipped kitchen with wall, drawer, and base units, along with an integrated oven and hob. Double-glazed windows and a door providing access to the rear garden.

Main Bedroom

15'3" x 10'2" (4.67 x 3.12)

Spacious master bedroom with a double-glazed window situated at the front of the property.

Bedroom Two

10'2" x 11'8" (3.12 x 3.56)

Generous second bedroom featuring a double-glazed window.

Bathroom

7'10" x 8'3" (2.40 x 2.52)

Spacious family bathroom equipped with a three-piece suite comprising a bath with a shower overhead, a hand basin, and a WC.

External

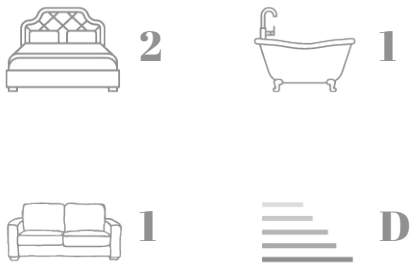
Low maintenance rear yard, accessible from the kitchen.

Disclaimer

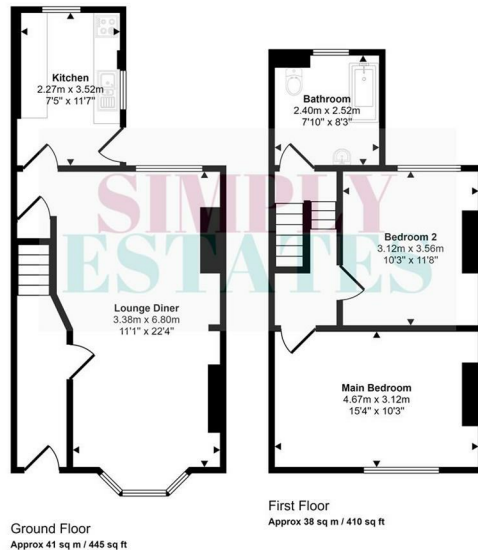
All floor plans provided by Simply Estates are for illustrative purposes and not drawn to scale. No details can be guaranteed or relied upon and Simply Estates will take no liability for errors, omissions or misstatements. Measurements, orientations and openings are approximates and all parties should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



Floor Area: 445.00 sq ft
Plot Size: 0.02 acre(s)
Tenure: Freehold
Council: Denbighshire County Council
Band: B



Approx Gross Internal Area
79 sq m / 855 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 Snazzy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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	

Directions

From our Rhuddlan branch, head towards Rhyl, taking the A547 and A525. Turn left at the roundabout onto Ffordd Derwen and follow the road, turn left onto Cefndy Road then right onto Ffordd Las. At the end of the road turn left onto Marsh Road then right onto the H bridge. Take the next two rights over the bridge then you are on Ffynnongroew Road.

