



2 Llys Tudur, Rhyl - LL18 4AX

£200,000 Freehold

Four bed detached with no onward chain. Situated on a corner plot in a sought after cul-de-sac.

**SIMPLY ESTATES**





### Lounge

20' 4" x 10' 3" (6.20m x 3.12m)

The spacious lounge extends the entire length of the property and features windows at both the front and rear, flooding the room with natural light.

### W.C

The downstairs WC offers convenience for family life or visitors, providing easy access and adding practicality to the home.

### Dining Room

8' 10" x 7' 8" (2.69m x 2.34m)

The dining room offers a dedicated space for family gatherings and entertaining, seamlessly connected to the kitchen in an open-plan layout.

### Kitchen

11' 8" x 8' 2" (3.56m x 2.50m)

Requiring modernisation, this generously sized kitchen, open to the dining room, holds significant potential for renovation. Furthermore, it provides access to the garden through a UPVC door offering convenience.

### External Areas

Externally the sizeable rear garden offers a private space with both paved and grassed areas. Ample parking is available for two cars on the front drive, accompanied by a large double garage.





### **Main Bedroom**

11' 8" x 10' 3" (3.56m x 3.13m)

The main bedroom is situated at the front of the property, offering a spacious layout with ample room for storage.

### **Bedroom Two**

11' 8" x 8' 10" (3.55m x 2.68m)

Another double bedroom provides ample space and includes the added benefit of an inbuilt storage cupboard.

### **Bedroom Three**

8' 4" x 7' 5" (2.55m x 2.25m)

A generously sized single bedroom is located to the rear of the property.

### **Bedroom Four**

8' 6" x 5' 11" (2.58m x 1.81m)

Single bedroom situated at the rear of the property, ideal for a growing family or as a dedicated office space.

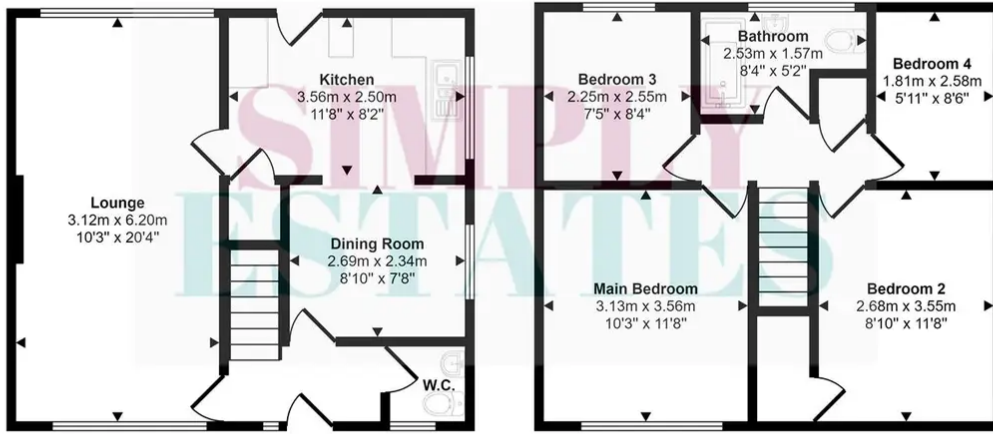
### **Bathroom**

8' 4" x 5' 2" (2.53m x 1.57m)

Family bathroom featuring a shower over the bath, WC, and wash hand basin. In need of renovation to fulfil its potential.



Approx Gross Internal Area  
86 sq m / 927 sq ft



Ground Floor  
Approx 43 sq m / 461 sq ft

First Floor  
Approx 43 sq m / 466 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.

From our Rhuddlan office, head to Rhyl via Rhyl Road. Take the main road into Rhyl, taking the third exit at the final roundabout onto Bryn Cwnin Road and continue to the end of Pen Y Maes Avenue. Turn Right and immediately left onto Ffordd Elan continuing over the roundabout and turning right onto Llys Tudur.



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