



Flat 1, Little Robins Nest Rhyl Road, Rhuddlan – LL18 2TR

£140,000 share of Freehold

Calling all landlords! Don't miss out on this investment opportunity with the added bonus of existing tenants.

SIMPLY ESTATES



Lounge

10' 0" x 16' 7" (3.06m x 5.06m)

The lounge features a large window at the front and two smaller windows to the side, ensuring ample brightness throughout. Neutrally decorated with wood-effect laminate flooring.

Kitchen

7' 9" x 7' 5" (2.37m x 2.25m)

The neutral fitted kitchen boasts an array of base and wall cupboards, providing ample storage space, complete with integrated oven, hob, and hood, as well as space for a washing machine, this kitchen is designed for both functionality and convenience.



External Area

Part of the front garden is allocated to the ground floor flat, as well as a rear enclosed garden accessed via the side gate. Additionally there is one allocated parking space accessed via Treetops court at the rear of the property.



Main Bedroom

8' 7" x 15' 9" (2.61m x 4.81m)

Neutrally decorated double bedroom with window to the rear garden.

**Bedroom Two**

9' 4" x 8' 0" (2.85m x 2.45m)

Neutrally decorated double bedroom with window to the rear garden.

**Bathroom**

5' 10" x 8' 0" (1.77m x 2.44m)

The family bathroom features a classic white suite, comprising a bath with shower overhead, wash hand basin, and WC and also benefits a chrome towel radiator.



Approx Gross Internal Area
54 sq m / 582 sq ft



Floorplan

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 towards Rhyl via the High Street. At the mini roundabout take the first exit onto Rhyl Road, The property is situated on the right just before Treetops Court



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