



12 Rhodfa Maen Gwyn, Rhyl - LL18 4JD

£170,000 Freehold

Newly updated three bed semi-detached with no onward chain, spacious gardens, and a great location!

SIMPLY ESTATES



Porch

Porched area providing privacy on entering the property, giving access to the lounge/diner.

Lounge/Diner

22' 7" x 10' 8" (6.89m x 3.26m)

Spacious, open-plan room allowing access to the stairs, kitchen, and second reception space. Front-facing window with newly fitted carpets.

Second Reception Area

10' 6" x 8' 6" (3.19m x 2.60m)

Formerly utilised as a downstairs bedroom, this adaptable room offers the flexibility to function as an additional reception space, such as a snug, featuring a rear-facing window.



Kitchen

18' 4" x 9' 4" (5.60m x 2.84m)

This recently installed kitchen features ample wall and ceiling cabinets for storage, along with a new cooker and gas hob. With it's spacious layout and a uPVC door leading to the back garden, it offers both functionality and convenience.

Main Bedroom

11' 5" x 10' 8" (3.47m x 3.25m)

Situated at the front of the property, the primary bedroom offers ample space, recently decorated and fitted with new carpets.

Bedroom Two

10' 11" x 10' 9" (3.34m x 3.28m)



Bedroom Two

10' 11" x 10' 9" (3.34m x 3.28m)

Located at the rear of the property, this second double bedroom offers ample space for a double bed and furniture. Recently decorated and furnished with new carpets.

Bedroom Three

7' 9" x 8' 1" (2.36m x 2.47m)

The third bedroom, positioned at the front of the property, offers enough room for either a double bed or a single bed accompanied by furniture recently fitted with new carpets.

Bathroom

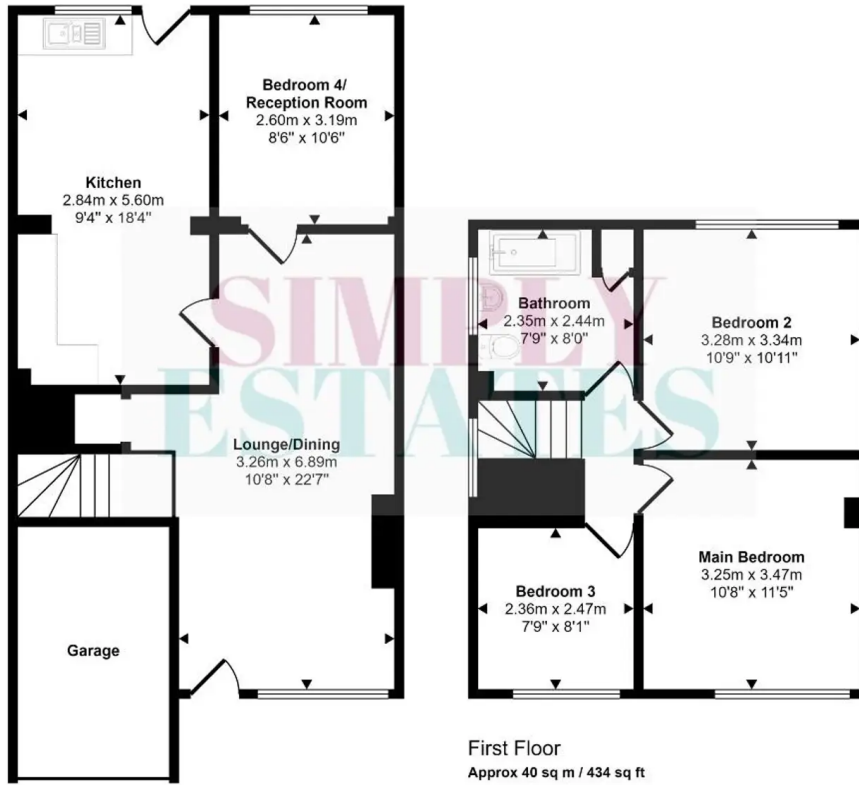
The bathroom comfortably houses a WC, hand basin, and a bath with an overhead shower. With its generous size, it offers ample space for relaxation and convenience.

Front Exterior

The front of the property features a tarmacked driveway that provides ample parking a car, and a small grass area adds a touch of greenery. In addition, there is a garage that provides additional storage. The rear of the property can be accessed from the side of the house, access through uPVC door to entrance porch. The back garden is generously proportioned and features mainly grass. A small path runs through the middle of the lawn and around the property, allowing easy access to the front driveway.



Approx Gross Internal Area
102 sq m / 1093 sq ft



Ground Floor
Approx 61 sq m / 659 sq ft

First Floor
Approx 40 sq m / 434 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.

Directions

From our Rhuddlan office, head towards Rhyl town, continue on at Sainsbury's roundabout. At the next roundabout, take the third exit onto Bryn Cwnin Road, continue straight over the mini roundabout as the road turns into Pen-Y-Maes Avenue. Take the second right onto Rhodfa Maen Gwyn, the property is situated on the right.



SIMPLY ESTATES