



East Parade, Rhyl – LL18 3AP

£225,000 Freehold

This semi-detached house offers stunning sea views from the front and is located directly opposite the beach, with convenient access to all local amenities.

The ground floor includes an entrance porch, a hallway that opens into a front-facing lounge with sea views, a dining room, a kitchen, a ground-floor utility/shower room, and a sunroom that leads to an enclosed courtyard. Upstairs, there is a landing, a family bathroom, and three bedrooms.

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Lounge

14' 8" x 12' 10" (4.46m x 3.90m)

This bright and airy room is neutrally decorated and features two large windows that flood the room with natural light, creating a bright and welcoming atmosphere.

Dining Room

12' 8" x 10' 11" (3.85m x 3.32m)

This charming dining room offers a spacious and welcoming environment, perfect for family meals and entertaining guests. The room is filled with natural light thanks to the beautiful bay window.

Kitchen

14' 10" x 9' 11" (4.51m x 3.03m)

This spacious and well-appointed kitchen provides ample room for both cooking and dining, and opens directly into a bright and airy conservatory. While it would benefit from updating, the generous space offers plenty of potential for various design options.

Sun Room

14' 1" x 6' 2" (4.29m x 1.89m)

With tiled flooring, a metal-framed double-glazed sliding door that opens to the enclosed courtyard, and doors leading to both the garage and the ground-floor shower room.

Utility/Shower Room

7' 5" x 5' 8" (2.26m x 1.72m)

Currently used as a utility space, this room includes a shower cubicle, toilet, and pedestal wash hand basin. It also features plumbing for a washing machine and vinyl flooring.



Main Bedroom

15' 6" x 12' 0" (4.73m x 3.67m)

This impressive main bedroom boasts two double glazed windows, offering an abundance of natural light and spectacular views. The side window provides a glimpse of the sea, while the front-facing bay window offers breath-taking, far-reaching views over the Promenade and Rhyl beach, making this room a true sanctuary.

Bedroom Two

11' 3" x 10' 6" (3.42m x 3.21m)

This generously-sized second double bedroom has ample storage with built-in wardrobes. The room is further enhanced by a large double glazed bay window to the side, which adds both character and natural light.

Bedroom Three

8' 8" x 8' 3" (2.63m x 2.51m)

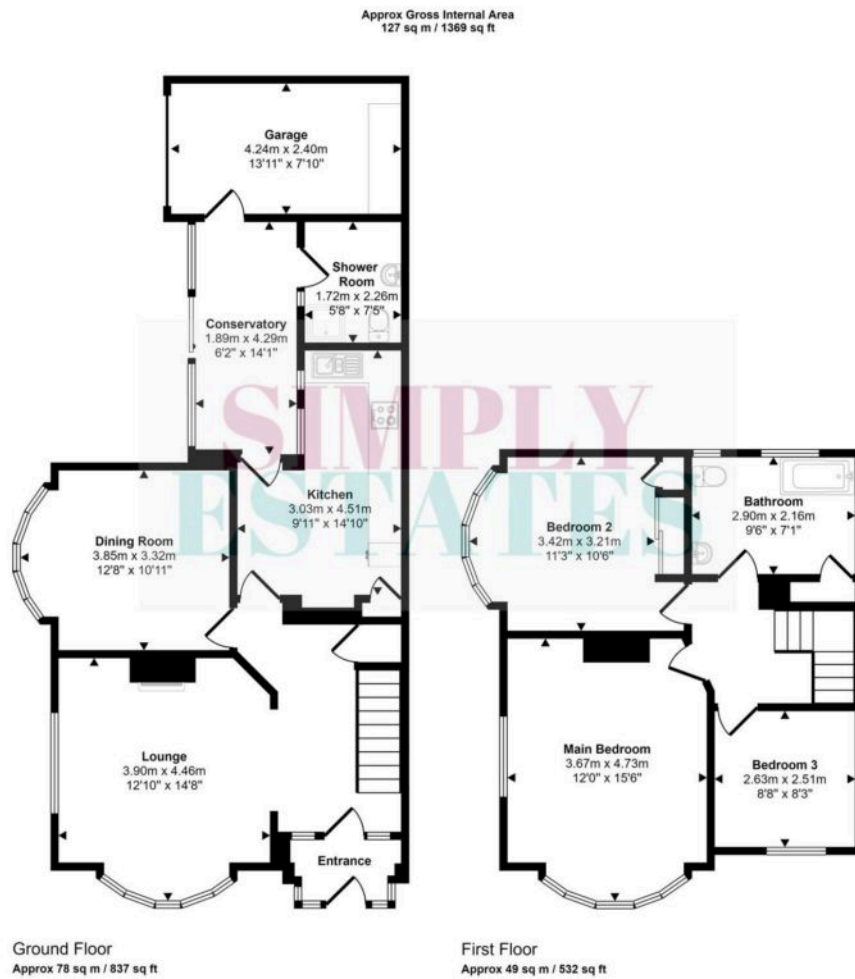
Currently utilised as an office, this third bedroom offers flexibility with ample space for bed and plenty of storage space. The double glazed front window not only ensures a bright and airy space but also offers stunning sea views.

Bathroom

9' 6" x 7' 1" (2.90m x 2.16m)

The room comfortably accommodates a modern vanity wash hand basin, a sleek toilet, and a bath with mixer taps, all complemented by elegant marble effect wall panels. Practicality is enhanced with a built-in storage cupboard housing the boiler. The space is finished with easy-to-maintain vinyl flooring, ambient spotlights, and natural light.





To the rear of the property sits a charming small garden between the sunroom and garage, offering a cozy, sunlit space ideal for relaxing with room for potted plants and outdoor dining.

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