

4 Ffordd Anwyl, Rhyl - LL18 4JW

£155,000 Freehold

Perfect for first-time buyers with no chain! Charming two-bedroom semi-detached home in a desirable area of Rhyl, featuring a sunny south-facing garden. Don't miss out!

SIMPLY ESTATES



Entrance Hall

This inviting entrance hallway, decorated in neutral tones, showcases a large arch window that allows natural light to fill the space.

Living Area

13' 8" x 12' 9" (4.17m x 3.88m)

This bright and airy open plan living area seamlessly flows into the kitchen, creating a perfect space for modern living. A feature fireplace adds warmth and character to the room, while the patio doors provide easy access to the back garden, filling the space with natural light.

Kitchen

10' 0" x 6' 4" (3.04m x 1.94m)

Accessible from the open-plan lounge and dining area, this well-designed kitchen boasts cream fitted units, white tiled splashbacks, and painted grey accents. It includes an integrated oven and hob, all within a compact layout.



Outdoor Space

The front garden features a neatly maintained lawn with a selection of shrubs, adding a touch of greenery to the property's exterior. The enclosed rear garden offers full decking, providing a low-maintenance space perfect for outdoor dining and relaxation. Two convenient gates allow access from both the front and rear.

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)

This spacious main bedroom features a modern grey



Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)

This spacious main bedroom features a modern grey paint scheme complemented by grey fitted carpets. A large window fills the room with natural light, creating a bright and airy atmosphere. The simple, tasteful décor makes this bedroom a relaxing and versatile space.

Bathroom

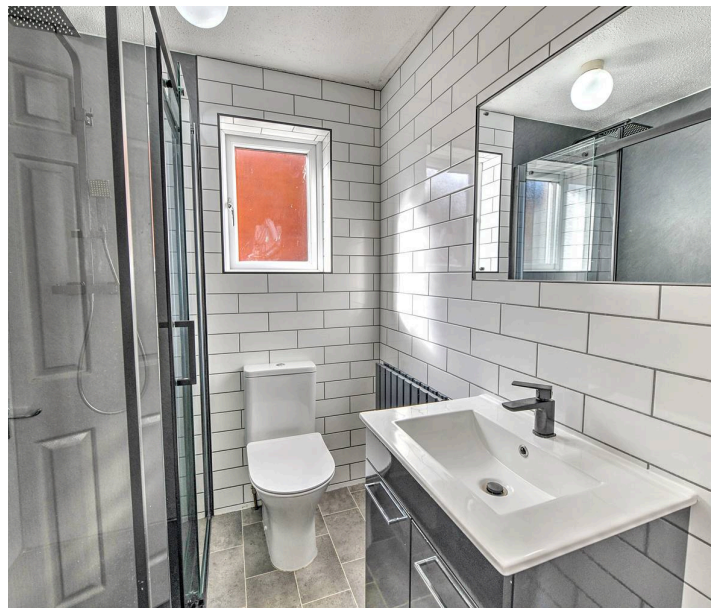
6' 3" x 5' 7" (1.90m x 1.71m)

This modern bathroom is compact yet stylish, featuring a luxurious walk-in rainfall shower. Equipped with a sleek toilet and basin, the space is designed for both functionality and comfort, offering a clean and contemporary look.

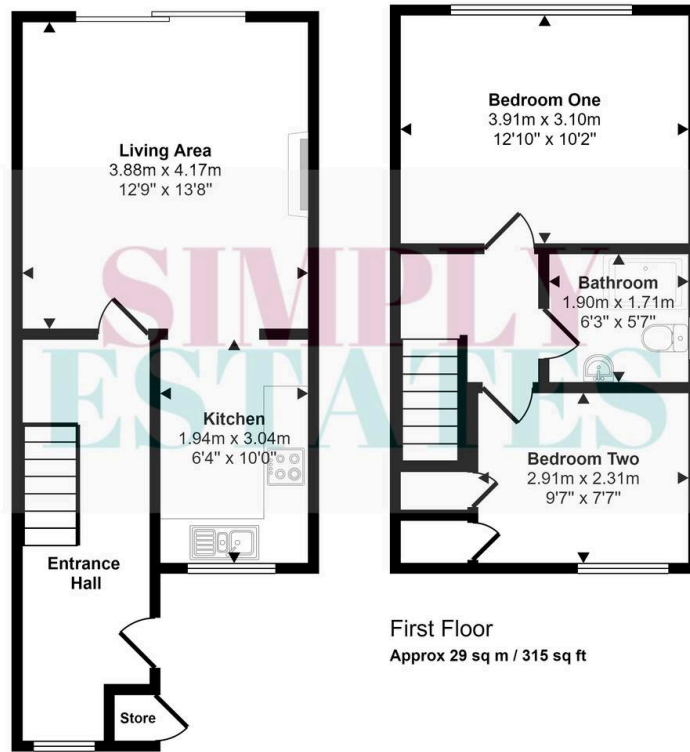
Bedroom Two

9' 7" x 7' 7" (2.91m x 2.31m)

The second bedroom features a front-facing window that brings in plenty of natural light. The room benefits from two built-in storage cupboards, providing practical space making it an ideal guest room, children's bedroom or home office.



Approx Gross Internal Area
63 sq m / 674 sq ft



First Floor
Approx 29 sq m / 315 sq ft

Ground Floor
Approx 33 sq m / 359 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 left onto Dyserth Road then right onto Cheltenham Avenue. Continue to Tynewydd Road then turn right onto Ffordd Anwyl.



SIMPLY ESTATES