



## Marsh Road, Rhyl – LL18 2AD

£140,000 Freehold

This three-bedroom semi detached property offers a fantastic opportunity for modernization, perfect for families or professionals seeking a comfortable and functional home. The property features two spacious reception rooms, both filled with natural light thanks to large windows. A bright and welcoming hallway. The kitchen in need of updating has ample cabinetry, generous countertop space. While a convenient pass-through connects the kitchen to the airy conservatory, making entertaining and every-day living a pleasure.

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### Hallway

13' 9" x 5' 9" (4.20m x 1.75m)

A bright and welcoming hallway filled with natural light streaming through a large window on the staircase and another beside the front door.

### Lounge

13' 7" x 11' 9" (4.13m x 3.57m)

The lounge has plenty of potential, featuring a lovely chimney breast that adds character and makes a great focal point.

### Kitchen

15' 1" x 5' 7" (4.60m x 1.71m)

The kitchen in need of renovation work but benefits from an archway opening into the reception room, giving the space a nice flow and open feel.



### Dining Room

11' 5" x 9' 3" (3.48m x 2.83m)

Flowing seamlessly from the kitchen the dinning room has ample storage and features glass sliding doors onto a bright conservatory.

### Conservatory

13' 1" x 11' 0" (4.00m x 3.35m)

A bright and spacious conservatory offering plenty of natural light with views onto the private garden.



### Landing

7' 3" x 4' 4" (2.21m x 1.32m)

### Main Bedroom

14' 0" x 9' 7" (4.26m x 2.93m)

A good sized double bedroom with plenty of potential. It needs some updating, but with a bit of work could become a comfortable and inviting space

### Bedroom 2

10' 6" x 9' 5" (3.20m x 2.86m)

A spacious second bedroom which needs some updating but benefits from a lovely bay window and built-in wardrobes, adding character and useful storage.

### Bedroom 3

8' 1" x 5' 7" (2.46m x 1.69m)

Bedroom 3 is a smaller room, with some modernisation would be ideal for a Child's room, home office or guest space.

### Bathroom

6' 10" x 7' 3" (2.08m x 2.20m)

The bathroom, with shower over the bath has 2 windows offering plenty of natural light, requires renovation to reach its full potential.



Approx Gross Internal Area  
97 sq m / 1047 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.

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