



**8 Oxford Grove,
Rhyl, LL18 1LU**
Offers Over £100,000



Investor buyers only! Offered for sale with a tenant in situ, a three bedroom mid terrace property in a convenient location in Rhyl. With a potential yield of 6.4% based on the current value and the monthly rental income of £595pm. Internally the accommodation comprises Entrance Hall, Dining room opening through to Lounge and Kitchen/ Breakfast room to the ground floor with three double bedrooms and bathroom to the first floor. Patio gardens to the rear, on street parking and gas central heating. EPC Rating E



Entrance Hall

Dining Room

11'10" x 10'4" (3.62m x 3.15m)

Double panel radiator, window to the rear, power points and opening into:

Lounge

12'4" x 11'10" (3.78m x 3.63m)

Box bay window to the front, radiator and power points.

Kitchen/Breakfast Room

17'3" x 11'0" (5.26m x 3.36m)

Fitted kitchen with wall, drawer and base cupboards, breakfast area with space for dining table, window to the side, window to the rear, radiator, power points and door giving access onto the patio gardens.

Stairs up to the first floor

Bedroom One

16'4" x 11'11" (4.99m x 3.65m)

Over looking the front, power points and radiator.

Bedroom Two

11'9" x 10'4" (3.6m x 3.17m)

Window to the rear, power points and radiator.

Bedroom Three

10'10" x 10'10" (3.32m x 3.31m)

Over looking the rear, power points and radiator.

Bathroom

Fitted with a three piece suite.

Externally

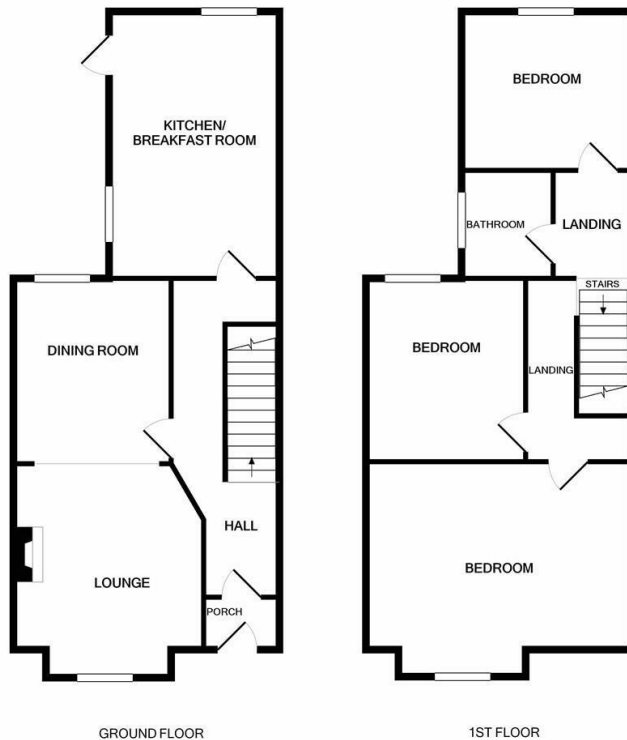
Wrought iron gate gives access to the front. Small enclosed paved rear gardens.

Agents Notes

Tenant is currently on a rolling contract paying £595pcm.

This sale is subject to a Grant Of Probate.

Tenure: Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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