



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



Investor buyers only! Offered for sale with a tenant in situ, a three bedroom end terrace property in a convenient location in the west of 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, lounge, dining room, kitchen/ breakfast room, utility and WC 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 D



## Entrance Hall

## Lounge

11'10" x 12'4" (3.63m x 3.77m)

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

## Sitting Room

11'10" x 10'3" (3.62m x 3.13m)

uPVC double glazed window to the rear, power points and radiator.

## Kitchen/Diner

17'3" x 10'9" (5.27m x 3.30m)

Fitted kitchen with a range of wall, drawer and base units, worktop over, plumbing for washing machine, sink unit, space for dining table, window to the rear, power points and radiator.

## Utility Area

Access onto the rear.

## WC

Low flush WC and sink.

**Stairs from the Hall lead up to the first floor.**

## Bedroom One

15'1" x 11'11" (4.61m x 3.64m )

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

## Bedroom Two

11'11" x 10'3" (3.64m x 3.14m)

Window to the rear, power points and radiator.

## Bedroom Three

10'11" x 10'10" (3.35m x 3.32m)

Window to the rear, power points and radiator.

## Bathroom

8'6" x 7'4" (2.61m x 2.24m)

Fitted bathroom suite.

## Externally

Concrete area to the front, wrought iron gate gives access. To the rear there is an enclosed concrete garden with a timber store.

## Tenure: Freehold

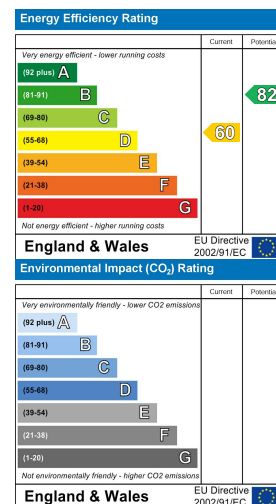
## Services

To be confirmed.

## Agents Notes

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

This sale is subject to a Grant Of Probate.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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