



38 Butterton Road, Rhyl, LL18 1RF Offers in excess of £170,000

Situated in a convenient coastal location close to the centre of Rhyl, Butterton Road is a spacious terraced property offering generous and versatile accommodation ideal for families, investors, or those seeking a home within easy reach of local amenities and the seaford.

The property provides well-proportioned living space throughout, with bright and welcoming reception areas, a practical kitchen, and comfortable bedrooms arranged over multiple floors. Character features combine with modern conveniences to create a home that is both functional and inviting.

Externally, the property benefits from a low-maintenance outdoor space and enjoys a position within walking distance of Rhyl's promenade, town centre, transport links, shops, schools, and leisure facilities. Rhyl railway station is also nearby, providing excellent connectivity to the wider North Wales coast and beyond.

Located within an established residential area, Butterton Road is well placed for access to local attractions, the beachfront, and ongoing town centre regeneration projects, making it an attractive proposition for owner-occupiers and investors alike. The surrounding area is characterised by a mix of traditional period properties and established residential housing, contributing to its enduring appeal.

This property presents an excellent opportunity to acquire a substantial home in a popular coastal town, offering space, convenience, and potential in equal measure.

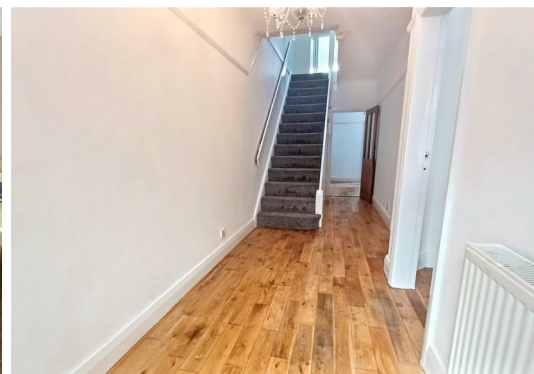


Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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