

**29 Rhodfa Maen Gwyn, Rhyl, LL18 4JD**

**£218,000**

3 1 1 D

**EPC - D66    Council Tax Band - C    Tenure - Freehold**



# Rhodfa Maen Gwyn, Rhyl

## 3 Bedrooms - House - Detached

**NO CHAIN!** This detached house is located close to local amenities and the accommodation affords the entrance hallway, lounge with log burner, extended rear kitchen with breakfast bar & French doors leading to the rear garden. On the upper floor there is the landing, modern bathroom plus three bedrooms. Having double glazing, gas central heating, driveway, garage and a sunny aspect back garden. EPC is D66. Freehold. Council tax band is C.



### Accommodation

Modern Composite front door giving access into the entrance hallway

### Entrance Hallway

Having a radiator, laminate flooring, stairs to the upper floor and decorative double door open into the lounge.

### Lounge

16'4" x 11'1" (5.00 x 3.40 )

With laminate flooring, radiator, T.v connection double glazed front window, under stairs storage cupboard, log burner set into the chimney recess plus door giving access into the extended kitchen.

### Kitchen with Breakfast Bar

22'6" x 9'0" (6.86 x 2.75)

This wow factor kitchen is fitted with modern navy fronted wall, base & drawer units, worktop surfaces with matching up-stands, breakfast bar, plinth pinpoint spot lighting, plumbing for a washing machine, integral dishwasher & fridge freezer, eye level built in oven, gas hob with extractor fan over, radiator, door to the garage, additional built in navy units with worktop surface, three double glazed rear windows plus double glazed French doors that lead out to the enclosed back garden.

### First Floor Landing

With double glazed side window, loft hatch, built in storage cupboard over the stairs housing the boiler plus modern doors to all other rooms.

### Bedroom 1

13'9" x 8'3" (4.20 x 2.54)

Having radiator and double glazed front window.

### Bedroom 2

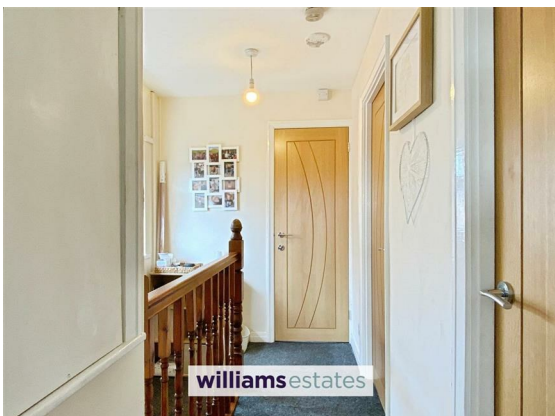
10'9" x 8'3" (3.28 x 2.52 )

Having a radiator and double glazed rear window.

### Bedroom 3

8'7" x 5'11" (2.62 x 1.81 )

With radiator, laminate flooring and double glazed front window.



## Bathroom

5'10" x 5'6" (1.80 x 1.69 )

Comprising of a modern vanity wash hand basin, push button toilet, bath with shower over, modern wall panelling, heated towel rail, laminate flooring, extractor fan and double glazed rear window.

## Outside

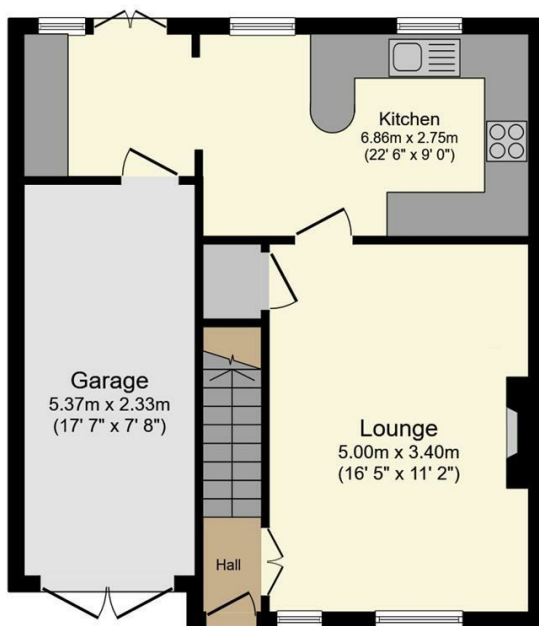
The front offers a driveway that leads to the garage, the main garden is laid with gravel for low maintenance. Side access to the rear.

The rear offers a patio and lawned garden enclosed by fencing.

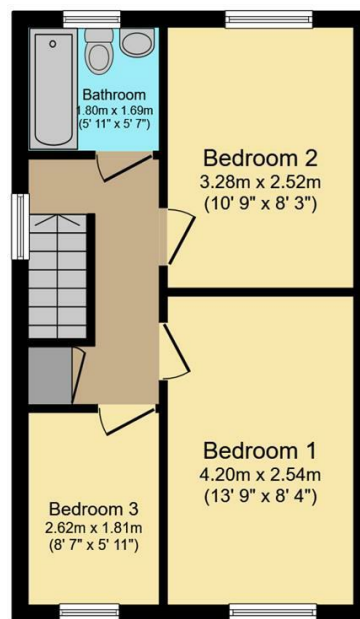
## Directions

Proceed onto Wellington Road and head onto Grange Road. Follow the road onto Dyserth Road turning right onto Pen Y Maes Avenue, left turn into Rhodfa Maen Gwyn and this house can be located on your left hand side.





**Ground Floor**  
Floor area 52.7 sq.m. (567 sq.ft.)



**First Floor**  
Floor area 34.8 sq.m. (374 sq.ft.)

Total floor area: 87.4 sq.m. (941 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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