

PETER LARGE

ESTATE AGENTS

46 Weaver Avenue, Rhyl, Denbighshire LL18 4HN

£230,000

3

2

2



This well presented three-bedroom semi-detached property benefits from an extensive rear garden making it an ideal family home. The ground floor features a generous master bedroom complete with a spacious en-suite shower room, providing both comfort and convenience. At the heart of the home is a large open-plan kitchen with dining area and utility room. Having two further bedrooms along with the family bathroom. **DIRECTIONS:** From the railway bridge out of Rhyl continue ahead for approximately half a mile then turn left into Trellewyn Road and continue ahead until you reach the school on the right hand side. Turn left into Weaver Avenue and the property can be found on the left hand side.

prestatyn@peterlarge.com

01745 888100

www.peterlarge.com

19 MELIDEN ROAD, PRESTATYN, DENBIGHSHIRE, LL19 9SD

Key Features

- EXTENDED SPACIOUS FAMILY HOME
- CLOSE TO SCHOOLS AND AMENITIES
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN/DINER
- MODERN FAMILY BATHROOM
- DOWNSTAIRS MASTER BEDROOM WITH EN-SUITE
- OFF ROAD PARKING FOR TWO VEHICLES
- SPACIOUS ENCLOSED REAR GARDEN
- DENBIGHSHIRE COUNTY COUNCIL BAND 'C', • FREEHOLD
EPC - 'D'



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.