



19 Lon Mafon, Rhyl, LL18 4JE

£295,000

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EPC - C75 Council Tax Band - D Tenure - Freehold

Lon Mafon, Rhyl

4 Bedrooms - House

This delightful spacious family house offers a perfect blend of comfort and convenience. Built in around 1985, the property boasts a well-thought-out layout, featuring two reception rooms that provide ample space for relaxation and entertaining guests. With four bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The bathroom is well-appointed with decorative tiles, catering to the needs of the household with ease. Having a South facing back garden with wrap around lawn and multi use garden room. The property also benefits from a modern kitchen with breakfast bar, utility room that was formerly the garage with a handy store room in front, ample off road parking, ensuring that you have a secure place for your car. The location in Rhyl is particularly appealing, as it offers a variety of local amenities, schools, and beautiful coastal attractions, making it a wonderful place to call home. This house presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed living space. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. EPC is C75. Freehold. Council tax band D.



Accommodation

Double glazed front door giving access into the hallway

Entrance Hallway

Having LVT flooring, radiator, stairs to the upper floor and access to the ground floor toilet.

Ground Floor Toilet

3'8" x 3'8" (1.14 x 1.14)

Comprising of a modern vanity wash hand basin, push button toilet, wall & floor tiles, heated towel rail and double glazed front window.

Lounge

21'11" x 10'10" (6.70 x 3.32)

This spacious family living room has two radiators, T.v connection for a wall hung television, double glazed front window plus double glazed french door that provide access into the rear conservatory.

Conservatory

12'1" x 11'0" (3.69 x 3.37)

Fully double glazed with mains power, modern lighting, laminate flooring and double glazed French doors which lead out onto the decked patio and back garden.

Kitchen Diner

17'3" max x 11'11" (5.28 max x 3.65)

Fitted with cashmere fronted wall, base and drawer units, worktop surfaces, tiled up-stands, single drainer sink with mixer hose tap, integral dishwasher, built in eye level double oven, electric hob with extractor fan over, double glazed rear window and back door plus another double glazed window to the side with breakfast bar and additional base units beneath, void for American fridge freezer, radiator, LVT flooring and under stairs storage cupboard.

First Floor Landing

With built in storage cupboard and loft hatch.



Bathroom

8'3" x 5'5" (2.52 x 1.66)

Comprising of a panelled bath with shower over, clear glass shower screen, vanity wash hand basin, toilet, heated towel rail, spot lights, fully tiled walls and flooring and double glazed rear window.



Bedroom 1

12'11" x 11'2" (3.94 x 3.42)

Main feature wall having painted wooden panelling, radiator and double glazed front window.

Bedroom 2

12'11" x 8'11" (3.96 x 2.74)

This double bedroom has laminate flooring, radiator, built in storage cupboard and double glazed windows to the front and to the side.

Bedroom 3

8'5" x 8'4" (2.59 x 2.55)

This bedroom has a radiator, laminate flooring and double glazed rear window.



Bedroom 4

8'3" x 6'2" (2.54 x 1.88)

Having a radiator and double glazed rear window.

Outside

The open plan front offers ample parking on the block paved drive, grass and corner flower bed. Access to the former garage which has been converted to a front store and rear utility room.

The South facing rear enclosed back garden offers a wrap around lawn, sleepers with raised flower beds, decked patio just off the conservatory & kitchen.

To the corner there is a garden room with mains power and spotlighting.

Front Store Area

7'11" x 6'0" (2.42 x 1.84)

Roller access door, partition wall with bi-fold door giving access to the rear utility room



Utility Room

12'0" x 7'11" (3.68 x 2.42)

Having wall and base units, worktop surfaces, single drainer sink, plumbing for washing machine, space for under counter freezer, additional drawer & cupboard units, vinyl flooring, two windows and vinyl flooring. Double glazed back door.

Directions

Proceed onto Wellington Road and head toward Grange Road. Follow the Road onto Dyserth Road and turn left onto Ffordd Elan. Continue along this Road, over the roundabout and take the second turning onto Lon Mafon. This house can be located on your right upon entering the cul-de-sac.





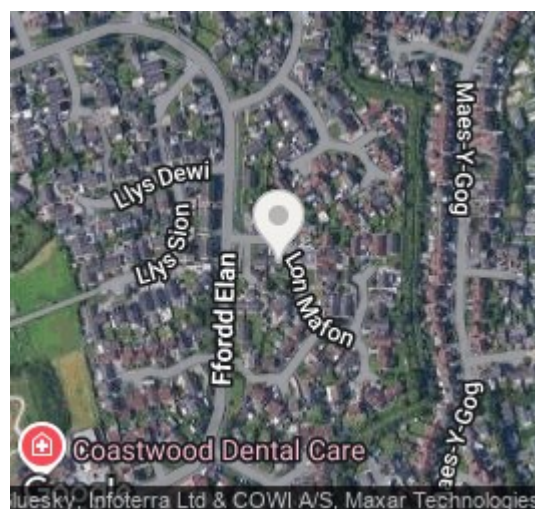
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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	



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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