# williamslettings







14B Pendyffryn Road, Rhyl, LL18 4RU

£925

EPC - D64 Council Tax Band - B Deposit - £925

### Pendyffryn Road, Rhyl 2 Bedrooms - Flat

A beautifully presented two bedroomed ground floor apartment available To Let in a desirable part of Rhyl. The apartment boasts character but with modern fixtures and fittings, and comprises of a large kitchen diner, lounge with large bay window, two double bedrooms, modern bathroom and ensuite. There is ample designated parking and a garden to the front of the property. To be considered for this property you will need an annual income of above £27,750

#### Entrance door into

#### Kitchen Diner

15'5" x 13'2"

A beautiful large room with built in hi gloss white wall, base and drawer units, integrated electric oven, hob and extractor, stainless steel sink and drainer slate flooring and spot light lighting.

#### Lounge

15'3" x 10'10"

Double doors leading into another stunning room with high ceilings, spot light lighting, carpet flooring, large bay window overlooking the front garden and mantle with electric fire.

#### Bedroom 2

11'11" x 109'1"

Large sash window new carpet flooring and a good sized double bedroom.

#### Bedroom 1

11'5" x 9'7"

Dual aspect sash windows and carpet flooring. leading to the ensuite

#### en suite

Corner shower cubicle, push flush Wc and pedestal basin

#### Bathroom

5'10" x 8'8"

Modern bathroom with shower over bath, heated towel rail pedestal basin and push flush WC

Garden to the front of the property and ample designated parking.









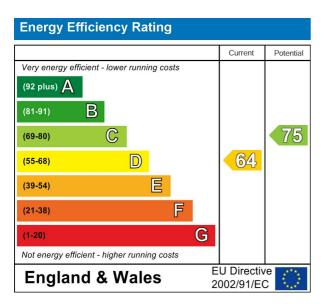












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### Call us on 01745 299399

#### Lettings@williamsestates.com

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.