

# williamslettings



**14B Pendyffryn Road, Rhyl, LL18 4RU**

**£925**

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**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 10'9"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.







**Floor Plan**  
Floor area 73.1 sq.m. (787 sq.ft.)

Total floor area: 73.1 sq.m. (787 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](http://www.Propertybox.io)

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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