

# williams lettings



**10 Llewelyn Court, Rhyl, LL18 4NR**

**£875**



**EPC - D55    Council Tax Band - C    Deposit - £875**

# Llewelyn Court, Rhyl

## 3 Bedrooms - House - Semi-Detached

A three bedrooomed semi detached property available to Let in Rhyl, The property has a large lounge dining room leading to a small conservatory, kitchen, to the upstairs there are two double bedrooms a single and a bathroom. There is an enclosed rear garden and driveway for parking. to be considered for this property you will need an annual income of above £27000.

**Entrance hallway leading to**

**Living area**

10'11" x 24'3"

A large living area with laminate flooring throughout, Under stair storage cupboard, Upvc bay window overlooking the front of the property and doorway leading into the conservatory.

**Kitchen**

7'7" x 8'6"

A range of wall drawer and base units, sink & drainer tiled flooring and Upvc door to the rear garden. Appliances not provided.

**Conservatory**

7'3" x 9'3"

Carpet flooring Upvc door to rear garden.

**Stairs leading to landing**

**Bathroom**

5'5" x 8'0"

Bath with shower over, pedestal basin and pust flush WC.

**Bedroom 1**

8'5" x 14'0"

A large bedroom with new carpet flooring and Upvc window overlooking the front of the property

**Bedroom 2**

8'3" x 10'0"

Another double bedroom overlooking the rear of the property with new carpet flooring

**bedroom 3**

6'8" x 5'10"

A small single bedroom with storage cupboard and new carpet flooring

**Outside**

There is an enclosed garden to the rear of the property & garage, to the front is a driveway for parking.



## 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>81</b>
(55-68) <b>D</b>	<b>55</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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