

8 Clifton Avenue, Rhyl, LL18 4AG

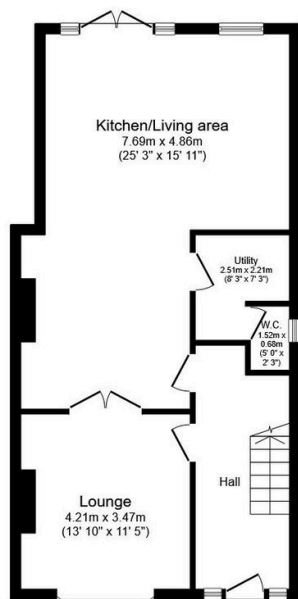
£239,950

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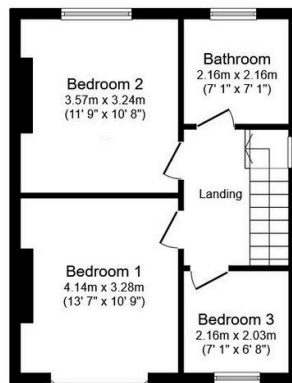


Presenting this immaculate semi-detached house, located in a sought after location, beautifully appointed with contemporary finishes. This property has been completely renovated and thoughtfully extended to the rear. The extension has created a generous open-plan kitchen and family area complemented by a practical utility room and convenient ground floor cloaks and spacious lounge to the front. There are three well-proportioned bedrooms, each finished to a high standard and bathroom features tasteful modern fittings. An added benefit is the Attic room providing an extra space. This home has been fully rewired and benefits from a new, efficient boiler. Oak veneer doors throughout lend a sense of quality. Externally, it has newly fitted PVC fascias, guttering, and soil pipes with enclosed rear garden and resin driveway. This immaculate, move-in ready property is an outstanding example of modern living in a highly desirable setting. Early viewing is strongly advised.

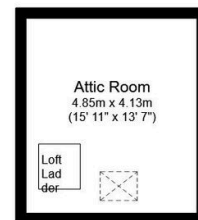
- Semi detached
- Three bedrooms
- Resin drive
- Loft room
- Council tax- C
- Rear ground floor extension
- Newly fitted kitchen
- Newly fitted bathroom
- EPC- C
- Instructed 07/10/2025 / P/R 13/11/2025



Ground Floor
Floor area 61.4 sq.m. (661 sq.ft.)



First Floor
Floor area 40.8 sq.m. (439 sq.ft.)



Attic Room
Floor area 14.0 sq.m. (151 sq.ft.)

Total floor area: 116.1 sq.m. (1,250 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