



**1 Alder Court, Rhyl, LL18 4GJ**

**£310,000**

 4  2  2  C

**EPC - C72    Council Tax Band - E    Tenure - Freehold**



# Alder Court, Rhyl

## 4 Bedrooms - House - Detached

Welcome to this charming detached house located in the desirable Alder Court, Rhyl. This delightful property, built in around 2001, offers a generous living, making it an ideal family home.

As you enter, you are greeted by a cozy family lounge with access to a wow factor open plan kitchen, dining and rear lounge perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and inviting, providing ample room for relaxation and socialising. The house boasts four well-proportioned bedrooms, ensuring that there is plenty of space for everyone. Whether you need a guest room, a home office, this property can accommodate your needs.

The two bathrooms add convenience for busy mornings and provide a touch of luxury for unwinding after a long day. The design of the home is both modern and functional, making it easy to settle in and make it your own. Outside, you will find parking available for two vehicles that leads to a garage, adding to the practicality of this lovely home. The location in Rhyl offers a wonderful community atmosphere, with local amenities, schools, and beautiful coastal scenery just a stone's throw away. This property is perfect for those seeking a comfortable and spacious home, to arrange a viewing contact Rhyl Branch on 01745 369 444. EPC is 72 C. Freehold. Council tax E.



### Accommodation

Double glazed front door giving access into the hallway

### Entrance Hallway

Having LVT flooring, radiator with modern radiator cover, stairs to the upper floor and door leading into the family lounge.

### Lounge

14'9" x 11'8" (4.50 x 3.56 )

Having LVT flooring, radiator, T.v connection, double glazed bay window with fitted blinds looking over the front garden, under stairs storage cupboard and double opening doors lead into the Wow factor open plan kitchen.

### Open Plan Kitchen

19'6" x 9'10" (5.95 x 3.00 )

Fitted with two tone grey gloss fronted wall, base and drawer units, plinth pin-point lighting, integral fridge freezer and dishwasher, single drainer sink with instant boiling water & cold tap, wall tiles, modern worktop surfaces with matching up-stands, built in eye level oven, induction hob with extractor fan over, island with breakfast bar and decorative overhead pendant lighting, LVT flooring, door to the utility room plus open plan access to the extended family lounge and dining area.



### Family living room and Open Plan Dining

23'3" x 8'5" (7.10 x 2.58)

With feature angled ceiling with two large velux windows, spot lighting, radiator, T.v connection for a wall hung television, double glazed rear window with fitted blind, LVT flooring and to the dining area there is space to dine and benefits from having modern anthracite grey bi-folding patio doors with fitted blinds, allowing for easy access to the rear enclosed back garden and patio areas.

### Utility Room

5'3" x 4'1" (1.62 x 1.25 )

Having LVT flooring, double glazed side door, plumbing for a washing machine, space for a tumble dryer, worktop and wall unit. Door to the ground floor toilet.

### Ground Floor Toilet

4'6" x 4'1" (1.38 x 1.25 )

Comprising of a modern built in vanity wash hand basin & toilet with white cupboards and worktop, wall tiles, radiator, LVT flooring,



## First Floor Landing

With loft hatch and built in storage cupboard,

## Bedroom 1

13'0" x 11'11" max (3.97 x 3.65 max)

Having built in mirrored wardrobes, radiator, double glazed front window with fitted blind and door to the en-suite shower room.

## En-Suite Shower Room

5'5" x 5'0" (1.66 x 1.54 )

Comprising of a vanity wash hand basin, toilet, wall tiles, corner shower enclosure, extractor fan, radiator, tiled flooring and double glazed front window.



## Bedroom 2

14'6" x 8'7" (4.43 x 2.62 )

Having built in mirrored wardrobes, radiator and double glazed front window with fitted blinds.

## Bedroom 3

12'0" x 7'10" (3.67 x 2.41 )

Having a radiator and double glazed rear window with fitted blind.

## Bedroom 4

10'0" x 8'6" (3.05 x 2.60 )

Having a radiator and double glazed rear window with fitted blind.



## Family Bathroom

6'11" x 6'8" (2.11 x 2.05 )

comprising of a built in vanity wash hand basin and toilet with white storage cupboards beneath, worktop, bath with shower over and clear glass shower screen, wall tiles, extractor fan, radiator, tiled flooring and double glazed rear window.

## Outside

Standing on a corner plot, the open plan front garden offers double driveway that leads to the garage, side gate to the rear.

The fully enclosed back garden offers a small lawn area and a split level paved patio, perfect for Al-Fresco dining or family BBQ.

## Garage

16'6" x 7'10" (5.03 x 2.39 )

Up and over door and mains power.

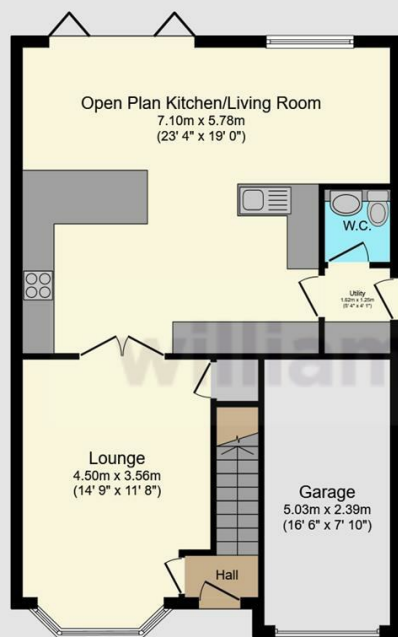


## Directions

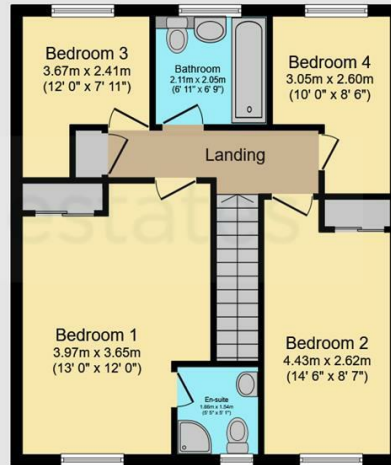
Proceed onto Wellington Road and head toward Prestatyn.

At the crossroads turn right onto Tynwydd Road, go over the next bridge and turn left onto Ffordd Anwyl. Continue along this Road turning right onto Alder Court. This house is on the corner.





**Ground Floor**  
Floor area 74.6 sq.m. (803 sq.ft.)



**First Floor**  
Floor area 57.5 sq.m. (618 sq.ft.)

Total floor area: 132.1 sq.m. (1,422 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

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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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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