



**5 Merllyn Road, Rhyl, Denbighshire,
LL18 4HF**

Guide Price £150,000

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EPC - D59 Council Tax Band - C Tenure - Freehold

Merllyn Road, Rhyl

3 Bedrooms - House - Semi-Detached

Auctioneer comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Summary

This semi-detached house will require some updating and presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The front lounge offers a perfect room for relaxation, with the added benefit from having an open plan kitchen diner and rear conservatory which is ideal for entertaining guests.

The house features a modern bathroom, ensuring convenience for all residents. Outside, you will find parking available on the driveway that leads to the rear garage, adding to the practicality of this lovely home. The location is ideal, offering a blend of tranquillity and accessibility, with local amenities, schools and transport links within easy reach. This property is perfect for those seeking a welcoming home that requires your taste and decoration input throughout.



Accommodation

Double glazed front door gives access into the porch

Entrance Porch

With quarry tile flooring, double glazed side and front windows. Glazed door to the hallway.

Hallway

Having a circular front window, stairs to the upper floor, radiator, storage and under stairs toilet.

Ground Floor Toilet

Comprising of a space saving wash hand basin with mixer tap, worktop, push button toilet, double glazed side window and laminate flooring.

Dining Room

12'4" x 12'4" (3.78 x 3.76)

This open plan room has wood effect flooring, fire surround with living flame gas fire, open access to the conservatory



Conservatory

10'10" x 6'6" (3.32 x 1.99)

This sun lounge has a radiator, double glazed rear windows and double glazed sliding doors that provide access to the rear garden.

Kitchen

12'0" x 6'11" (3.66 x 2.13)

This open plan kitchen diner has base units, worktop surfaces, void for a slot in Range style gas cooker with extractor fan over, single drainer sink, wall mounted boiler, plumbing for a washing machine and space for a fridge. Double glazed side & rear windows.

Front Lounge

12'4" x 11'2" (3.78 x 3.42)

Glazed double doors lead from the dining room to this cozy front living room, having a radiator, fire surround with living flame gas fire plus double glazed bay window looking towards the front garden.

First Floor Landing

With double glazed side window, built in airing cupboard and loft access hatch.

Bedroom 1

13'3" x 9'8" (4.04 x 2.95)

Having a radiator, built in wardrobes and double glazed bay window overlooking the front.

Bedroom 2

11'1" x 9'7" (3.39 x 2.94)

With radiator, built in wardrobe, shelving and double glazed rear window.

Bedroom 3

8'7" x 7'7" (2.64 x 2.33)

Having a radiator and double glazed front window.

Modern Bathroom

8'7" x 5'0" (2.63 x 1.53)

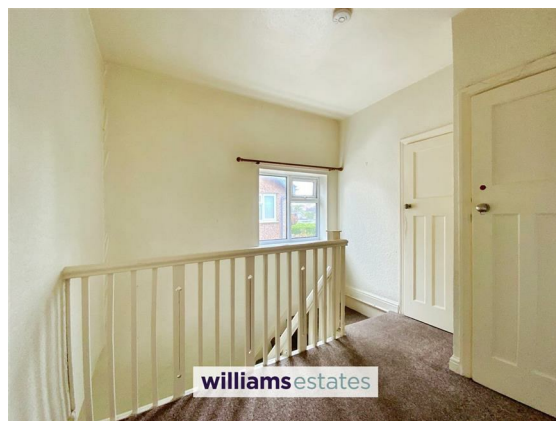
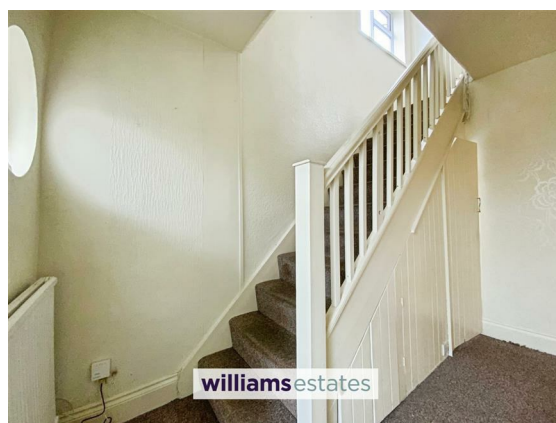
Comprising of a pedestal wash hand basin, toilet, victorian style bath with shower over, wall panelling, vinyl flooring, radiator and double glazed windows to the side and to the rear.

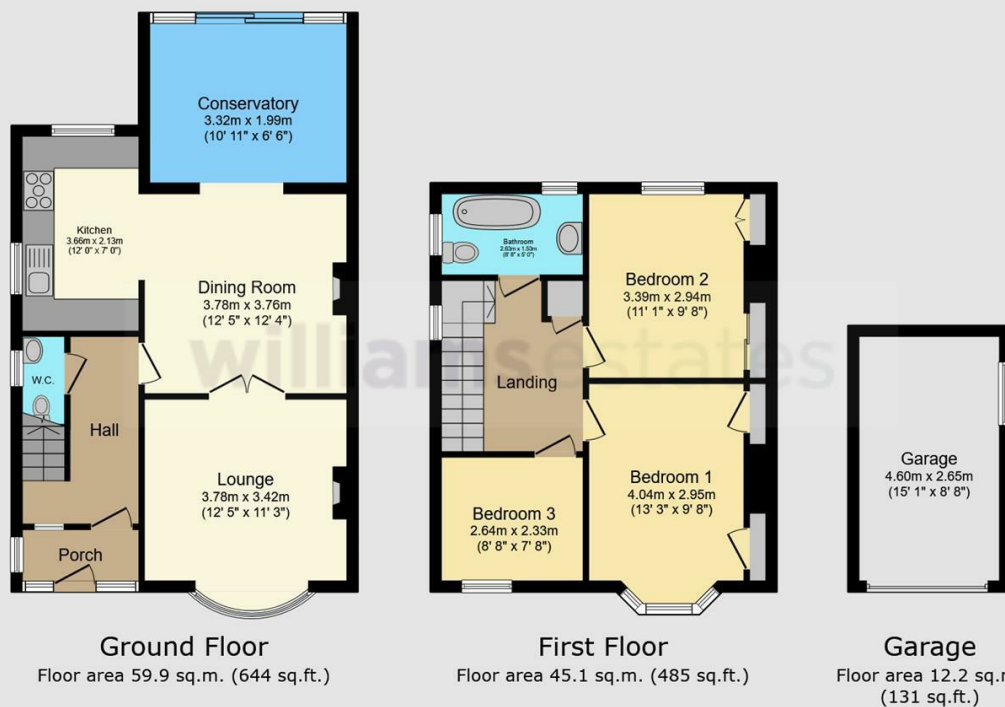
Outside

The front has a driveway that continues down the side of the house and leads to a garage. Car charging supply. The main garden has artificial lawn and mature plants. The rear is enclosed with paved patio, pergola and access to the garage.

Directions

Proceed onto Dyserth Road and follow the Road turning right onto Grosvenor Avenue then left onto Merilyn Road. This house can be located on your right hand side.





Total floor area: 117.1 sq.m. (1,260 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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