

# williams estates



**11 Rhodfa Maes Hir, Rhyl, Denbighshire,  
LL18 4JF**

**£155,000**



**EPC - null    Council Tax Band - C    Tenure - Freehold**

# Rhodfa Maes Hir, Rhyl

## 3 Bedrooms - House - Semi-Detached

This semi detached house will require some modernising and the accommodation briefly affords the entrance hallway, lounge, kitchen diner and on the upper floor there is the landing, family bathroom plus three bedrooms. Having double glazing, gas central heating, driveway, garage and enclosed rear garden. No onward chain. EPC C73. Freehold. Council tax C.

### Accommodation

Having a double glazed door with obscure glass panneling leading to the

### Entrance Hallway

With a radiator, power point, smoke alarm, stairs leading to first floor accomodation and french style doors with obscure panelling leading to the

### Living Room

15'0" x 10'11"

Having a fire surround, coved ceiling, Tv aerial point, telephone point, power points and a double glazed bay window to the front of the property. Door to the kitchen:

### Kitchen Diner

14'6" x 8'11"

Having wall, base and drawer units, corner shelving, worktops, single drainer sink with mixer tap, built in oven and gas hob, space for a dishwasher, tiled splash-backs, power points, double glazed windows to the rear of the property plus a double glazed door with obscure glass panel leading to the rear, radiator, vinyl flooring, under stairs storage cupboard

### First Floor Landing

With loft access, storage where the boiler is housed and double glazed window to the side of the property.

### Bedroom One

13'3" x 8'3"

Having power points, radiator and double glazed window at the front of the property.

### Bedroom Two

10'8" x 8'3"

Having power points, radiator and double glazed window to the rear of the property.

### Bedroom Three

7'7" x 6'0"

With power points, radiator, double glazed window to the front of the property with.

### Bathroom

Comprising of a panelled bath and shower over, wash hand basin, toilet, fully tiled walls, radiator, obscure double glazed window to the rear of the property.

### Externally

Having a lawned front garden with borders, driveway leading to the linked detached garage with up and over door, glass panelled door giving access to the rear garden, power points and overhead lighting.

The rear garden is lawned and has a paved patio plus a timber shed for storage.


### Directions

From Rhyl office proceed to Dyserth road, taking the right hand turning into Pen y Maes avenue, take the first exit on the left into Rhodfa maen Gwyn, take the next right into Rhodfa maes Hir and the property can be seen by way of our To let board.





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

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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.