

williams estates



**27 Juniper Way, Rhyl, Denbighshire,
LL18 4GG**

£165,000



EPC - null Council Tax Band - C Tenure - Freehold

Juniper Way, Rhyl

2 Bedrooms - House - Semi-Detached

Semi detached house - Located within a popular residential area within the Park View Estate, the accommodation briefly affords the entrance hallway, lounge, kitchen and on the upper floor there is a landing, bathroom, two bedrooms plus en-suite off the master bedroom. To the outside, there is the open plan front, side driveway and enclosed rear garden. The property benefits from having gas fired central heating and double glazing. EPC is C 70. Freehold. Council tax band C.

Accommodation

Double glazed door leading into the entrance hallway.

Entrance Hallway

Having radiator, under stairs storage, laminate flooring and stairs off to the first floor landing.

Living Room

18'1" max x 12'11" max
Having radiator, wall light points, TV connection, fire surround housing an electric fire, space to dine and double glazed French doors giving access to the rear garden.

Kitchen

10'1" x 6'6"
Fitted with a range of wall, drawer and base units with worktop surfaces over, wall tiling, built in oven with chimney extractor fan over, sink and drainer with mixer tap over, plumbing for a washing machine and space for a fridge freezer, radiator, vinyl flooring and double glazed window overlooking the front elevation.

First Floor Landing

Having built in storage cupboard, loft hatch access and doors off.

Bedroom 1

10'4" x 9'10"
Having radiator, laminate flooring, double glazed window overlooking the front elevation and door giving access into the en-suite shower room.

En-suite

Fitted with pedestal wash hand basin, toilet, shower enclosure, wall tiling, extractor fan, radiator, vinyl flooring and double glazed window to the side elevation.

Bedroom 2

11'3" x 7'9"
Having radiator and double glazed window overlooking the rear elevation.

Bathroom

Fitted with a white suite comprising of pedestal wash hand basin, toilet, panelled bath, wall tiling, extractor fan, vinyl flooring and double glazed window to the rear elevation.

Front Garden

Open plan front garden being mainly laid to lawn, having driveway for off road parking and side access leading to the rear garden.

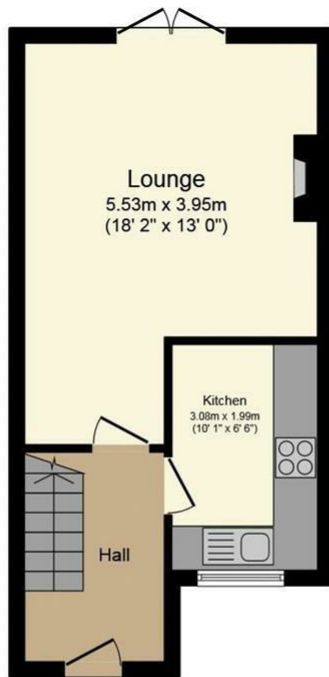
Rear Garden

The enclosed rear garden offers a paved patio, the main area is lawned and enclosed by fencing.

Directions

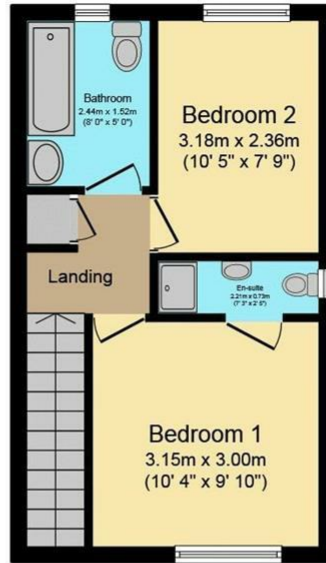
From Wellington Road, proceed along out of town towards Prestatyn continue onto Russell Road and then onto Rhyl Coast Road, at the lights turn right onto Tynewydd Road, proceed over the railway bridge and take the left onto Ffordd Anwyl, go along the road & turn left into Juniper Way, the property can be found on the right.





Ground Floor

Floor area 31.2 sq.m. (335 sq.ft.) approx



First Floor

Floor area 28.8 sq.m. (310 sq.ft.) approx

Total floor area 59.9 sq.m. (645 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

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