



**4 Llys Alarch, Rhyl, Denbighshire, LL18
4QG**

£189,950

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EPC - D66

Council Tax Band - D

Tenure - Freehold

Llys Alarch, Rhyl

3 Bedrooms - House - Semi-Detached

This semi detached house is located within a quiet cul-de-sac within the Maes Y Gog Estate. The accommodation briefly affords the entrance hall, ground floor toilet, open plan lounge with stairs to the upper floor, conservatory and kitchen. On the upper floor there is the landing, bathroom plus three bedrooms. Having double glazing, gas central heating, ample parking on the front driveway, lawned front garden plus enclosed lawned garden to the rear. EPC is D66. Freehold. Council tax D.



Accommodation

Double glazed composite front door giving access into the hallway

Entrance Hallway

With radiator, door to the lounge and access to the ground floor toilet.

Ground floor toilet

4'6" x 3'11" (1.37 x 1.19)

Comprising of a pedestal wash hand basin, toilet, radiator and double glazed front window.

Open Plan Lounge

16'3" x 14'3" (4.95 x 4.34)

Having radiator, wall lighting, under stairs storage cupboard, T.v connection, modern fire surround with electric fire, double glazed sliding doors provide access into the rear conservatory and door that leads into the kitchen.

Conservatory

9'3" x 8'8" (2.82 x 2.64)

Fully double glazed with fitted blinds, wall heater and double glazed french doors that open out onto the rear garden.

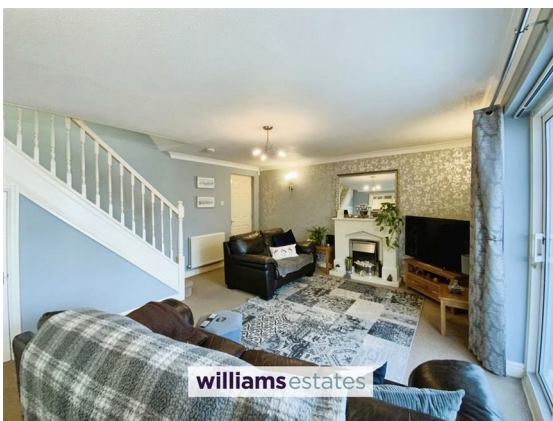
Kitchen

14'7" x 8'8" (4.45 x 2.64)

Fitted with wall, base and drawer units, glass display, under unit lighting, worktop surfaces, built on oven, gas hob with extractor fan over, wall tiles, bowl and a half single drainer sink with mixer tap, plumbing for a washing machine, concealed boiler, space for a fridge freezer, breakfast bar with radiator beneath, vinyl flooring, double glazed front window plus double glazed French door that lead to the rear garden.

First Floor Landing

With double glazed side window to the front and doors off:



Bedroom 1

12'5" x 8'0" (3.78 x 2.44)

Having a built in storage cupboard, built in sliding wardrobes, inset spot lighting, radiator and double glazed rear window.

Bedroom 2

9'10" x 7'10" (3.00 x 2.39)

Having a radiator and double glazed rear window.

Bedroom 3

7'10" x 7'3" (2.39 x 2.21)

With radiator and double glazed rear window.

Bathroom

6'7" x 6'2" (2.01 x 1.88 (2.00 x 1.89))

Comprising of a pedestal wash hand basin, toilet, bath with shower over, glass shower screen, wall tiles, radiator, shaver socket, tiled flooring, extractor fan and double glazed front window.

Outside

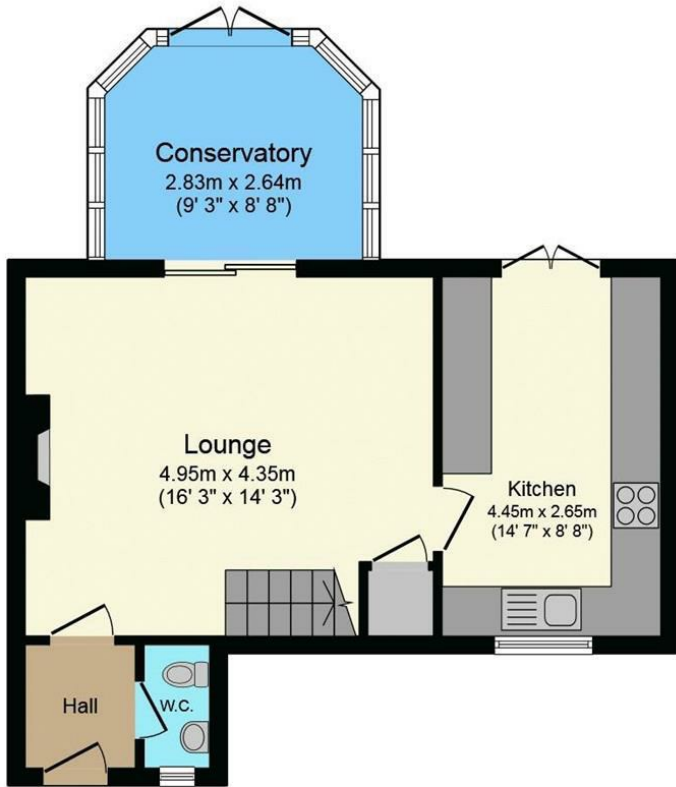
Situated within the corner right hand side of the cul-de-sac, the front garden is open plan with ample parking on the driveway, lawned sections with flower beds, paved path leads to the side gate.

The rear offers a paved patio and is mainly laid to lawn. Enclosed by block walling.

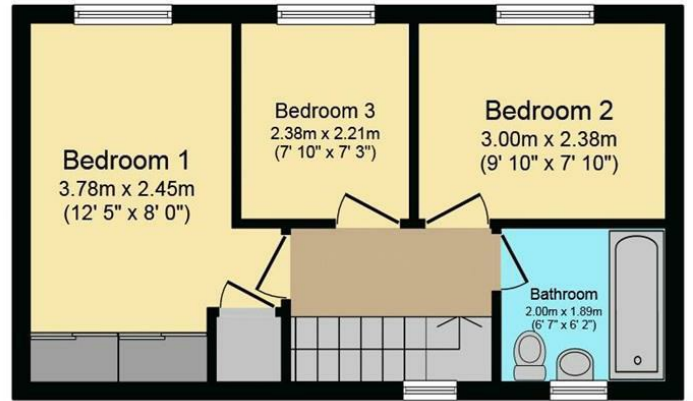
Directions

From the Rhyl Office proceed up Bodfor Street turn right at the lights onto Wellington Road, right at the next lights and straight over the next set over the Vale Road Bridge, proceed up Vale Road and at the shell garage on the left turn onto Pendyffryn Road, at the end of that road turn right onto Dyserth road continuing right along taking the left hand turn onto Maes Y Gog. Llys Allarch can be found on the left hand side.





Ground Floor



First Floor

Total floor area 78.9 m² (850 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.