



## 5 Burlington Crescent, Rhyl, Denbighshire, LL18 2RA

**£179,950**

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**EPC - D64    Council Tax Band - C    Tenure - Freehold**



# Burlington Crescent, Rhyl

## 3 Bedrooms - House - Semi-Detached

This three bedroomed semi-detached house is located within a quiet cul-de-sac and the accommodation briefly affords the entrance hallway, lounge, open plan kitchen diner and on the upper floor there is the landing, modern shower room, two bedrooms and a study with stairs to the loft conversion and bedroom number three. Having double glazing, gas central heating, long driveway, car port, storage shed and enclosed rear garden. EPC is TBC. Freehold. Council tax C.



### Accommodation

Double glazed front door giving access into the entrance hallway.

### Entrance Hallway

Having a double glazed side window, under stairs storage cupboard, turned stairs to the upper floor and doors off:

### Kitchen Diner

16'2" x 11'2" (4.93 x 3.40)

The kitchen is fitted with wall, base and drawer units, worktop surfaces, tiled splash-backs, single drainer sink with mixer tap, plumbing for a washing machine & dishwasher, eye level built in double oven, gas hob with extractor fan over, double glazed rear & side windows and to the dining area there is a radiator, double glazed rear window, built in storage cupboards, wall mounted electric fire. Door to the side porch.



### Side Porch

With double glazed windows and French access doors.

### Front Lounge

14'1" x 11'9" (4.29 x 3.58 (4.28 x 3.59))

Having picture rails, T.v connection, two radiators, wall lighting, fire surround with electric fire and double glazed bay window to the front.

### First Floor Landing

Doors off:

### Bedroom 1

12'6" x 9'4" (3.81 x 2.84)

Having built in wardrobes, radiator and double glazed front window.

### Bedroom 2

11'6" x 6'10" (3.51 x 2.08)

Having built in storage cupboards and rear double glazed window.



### Study

12'6" x 7'9" (3.81 x 2.36 (3.82 x 2.37))

This formed third bedroom is perfect for us as a study, with double glazed front window and stairs that allow access to the loft converted bedroom number three.

### Modern Shower Room

8'0" x 5'6" (2.44 x 1.68 (2.45 x 1.67))

Comprising of a push button toilet, freestanding vanity wash hand basin with mixer tap, corner shower enclosure, modern wall panelling, radiator, built in storage cupboard, double glazed side window and feature front window.



### Loft Bedroom 3

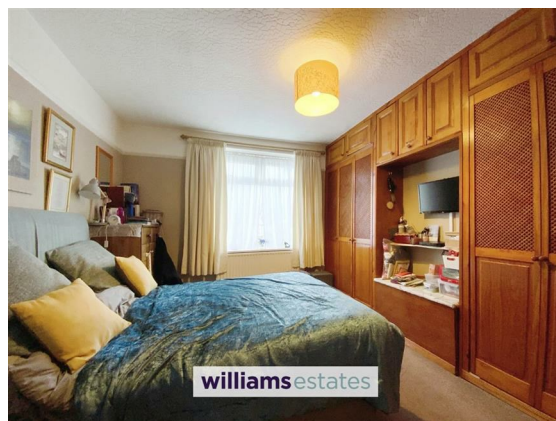
14'1" x 11'11" (4.29 x 3.63)

Stairs from the study lead to this spacious room, having radiator, built in eaves storage, built in wardrobes, double glazed front window and access to the en-suite shower room.

### En-Suite Shower Room

7'8" x 5'3" (2.34 x 1.60 (2.33 x 1.59))

Comprising of a pedestal wash hand basin, toilet, shower enclosure, wall tiles, extractor fan, heated towel rail and velux window.



### Outside

The front offers a long driveway that provides ample parking for a number of vehicles. To the side of the drive there is a flower bed with slate chippings.

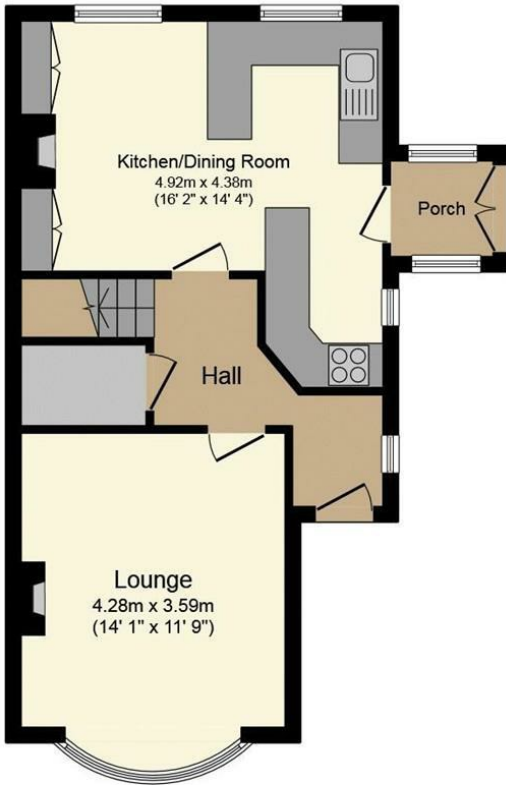
Side access to a car port and adjacent storage shed.

Timber gate leads to the rear garden. The rear offers a sunny aspect lawned garden.

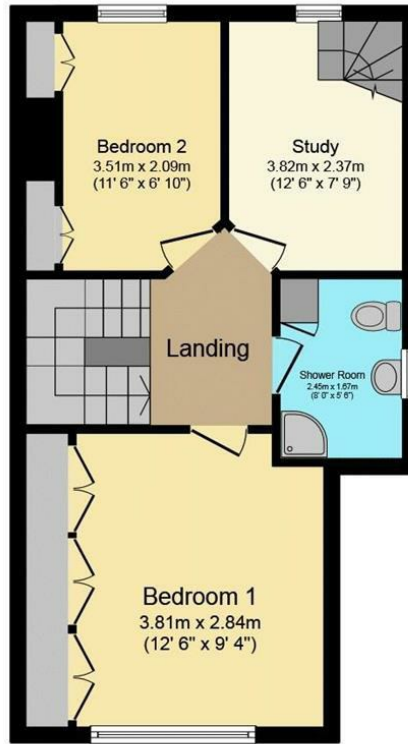
### Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Turn right onto Burlington Crescent and left into the quiet cul-de-sac.





**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 110.4 m<sup>2</sup> (1,188 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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

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