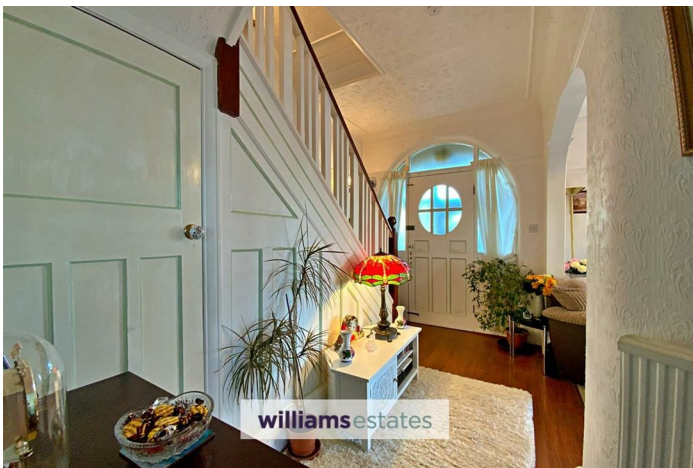




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**64 East Parade, Rhyl, Denbighshire,
LL18 3AP**

£235,000

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EPC - D65

Council Tax Band - C

Tenure - Freehold

East Parade, Rhyl

3 Bedrooms - House - Semi-Detached

This semi-detached house has Sea views to the front and is close to all local amenities, as well as being opposite the beach. The accommodation affords the entrance porch, hallway with open access to the front lounge, dining room, kitchen, ground floor shower & sun room with access to the enclosed courtyard. On the upper floor there is the landing, family bathroom plus three bedrooms. Having double glazing, gas central heating, driveway and garage. EPC is D 65. Freehold. Council tax C.



Accommodation

Double glazed front door giving access into the porch.

Entrance Porch

With double glazed front windows, tiled flooring and timber glazed door to the entrance hallway.

Hallway

Having laminate flooring, radiator, under stairs storage cupboard, stairs to the upper floor, wall lighting and open plan arch to the front lounge.

Lounge

13'5" x 13'3" (4.09 x 4.04 (4.10 x 4.03))

This light and airy room has a double glazed bay window to the front, another double glazed side window, T.v connection, fire surround with electric fire and radiators.

Dining Room

11'1" x 11'1" (3.38 x 3.38)

Having a double glazed bay window to the side and radiator.

L' Shaped Kitchen

15'1" x 10'0" (4.60 x 3.05)

Fitted with wall, base and drawer units, worktop surfaces, single drainer sink, tiled splash-backs, gas hob, plumbing for a dishwasher, space for a fridge freezer, built in double oven, inset spot lighting, space to dine, radiator, vinyl flooring, windows and glazed door to the sun room.

Sun room

Having tiled flooring, metal framed double glazed sliding door that gives access to the enclosed courtyard and just off this room is a door to the garage and another door leading into the ground floor shower room.

Ground floor Shower Room

Comprising of a shower cubicle, toilet and pedestal wash hand basin. To the side of this room there is plumbing for a washing machine and vinyl flooring.

First Floor Landing

With loft access and wall lighting.



Bedroom 1

15'10" x 12'2" (4.83 x 3.71 (4.82 x 3.72))

Having a radiator, double glazed side window with sea views plus a double glazed bay window to the front looking over the Promenade and Rhyl beach offering far reaching sea views.

Bedroom 2

13'6" x 11'1" (4.11 x 3.38)

Having a radiator, built in wardrobes and storage lockers plus double glazed bay window to the side.

Bedroom 3

8'8" x 8'8" (2.64 x 2.64 (2.65 x 2.63))

With radiator, built in storage cupboards and double glazed front window benefitting from sea views.

Bathroom

10'0" x 7'4" (3.05 x 2.24 (3.04 x 2.23))

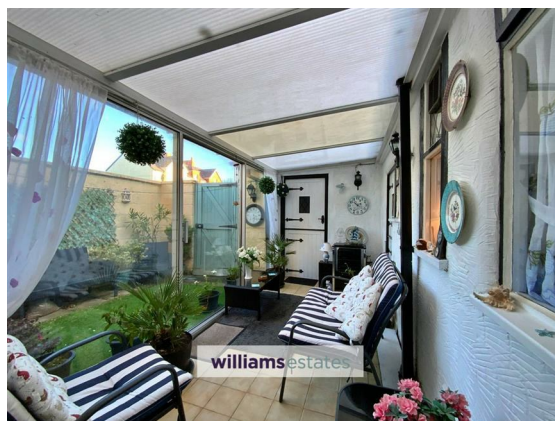
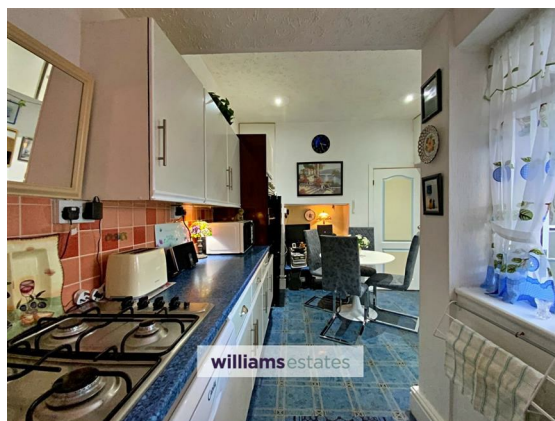
Comprising of a modern vanity wash hand basin, toilet, bath with mixer taps, marble effect wall panels, built in storage cupboard, radiator, vinyl flooring, spotlights and double glazed windows.

Outside

Standing on a corner plot the front & side gardens offer low maintenance gardens with flower beds and to the side there is the driveway which leads up to the garage. As mentioned there is an enclosed courtyard off the Sun room that has artificial grass.

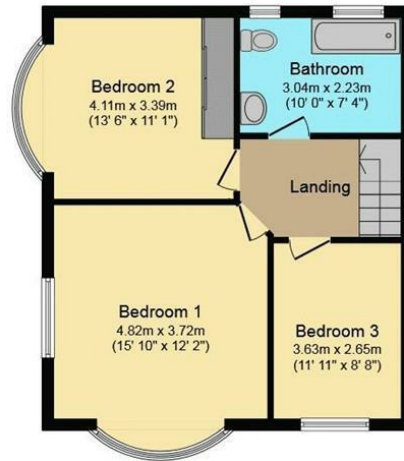
Directions

Proceed onto Bodfor Street, go over the lights onto Queen Street. At the junction turn right and head onto East Parade, this house can be located opposite the Pavillion Theatre Rhyl.





Ground Floor



First Floor

Total floor area 131.1 m² (1,411 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		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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.