



**6 St. Asaph Street, Rhyl, Denbighshire,
LL18 3ES**

£269,950

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EPC - D67

Council Tax Band - D

Tenure - Freehold

St. Asaph Street, Rhyl

4 Bedrooms - House - Semi-Detached

A well presented, traditional four bedroom semi detached house situated close to all local amenities and promenade. Briefly comprising of an entrance hall, three reception rooms, kitchen through to utility porch and downstairs shower room. Upstairs offers four bedroom, master with ensuite and large family bathroom. Outside benefits driveway parking and rear garden. EPC rating 67D. Freehold. Council Tax Band D.



Accommodation

Via a glazed door into the porch.

Entrance Porch

With mosaic tiled flooring, glazed door with windows adjacent opening into the hallway.

Hallway

With radiators, feature staircase leading to the first floor and under stairs storage cupboard.

Lounge

15'1" x 16'6" (4.60 x 5.03 (4.61 x 5.04))
Having coved ceilings, three radiators, TV connection, wall lights, feature fire surround with gas fire, dado rail and double glazed bay window to the front.

Sitting Room/ground floor bedroom 5

14'5" x 14'8" (4.39 x 4.47 (4.40 x 4.48))
Having radiator, brick chimney breast, coved ceilings and double glazed french doors to the rear garden.

Shower Room

4'8" x 9'10" (1.42 x 3.00)
Comprising of an adapted shower cubicle and Closomat toilet, wall mounted wash hand basin, fully tiled walls, extractor fan, radiator and double glazed window to the side.

Dining Room

14'0" x 11'6" (4.27 x 3.51)
Having feature fire surround radiator, double glazed french door to the side and door into the kitchen.

Kitchen

13'11" x 7'5" (4.24 x 2.26)
Fitted with a range of wall, drawer and base units, worktop surfaces, single drainer sink with mixer tap, integrated fridge freezer, plumbing for washing machine, built in double oven and five ring gas hob with extractor hood over, tiled splash backs, double glazed window and door to the utility porch.



Utility porch

6'9" x 14'3" (2.06 x 4.34)

With tiled flooring, space for fridge freezer and tumble dryer double glazed window to the rear and double glazed double doors to the patio area.

First Floor Landing

With radiator, dado rail and Velux window.

Bedroom 1

14'7" x 13'0" (4.45 x 3.96)

Having radiator, double glazed window to the rear. Door and steps down into the ensuite

En-suite

7'2" x 4'8" (2.18 x 1.42 (2.19 x 1.41))

Comprising of a vanity wash hand basin, shower enclosure, toilet, wall tiling, vinyl flooring, heated towel rail, extractor fan and double glazed window to the side.

Bedroom 2

13'6" x 16'6" (4.11 x 5.03)

Having radiators and double glazed bay window to the front.

Bedroom 3

10'11" x 11'9" (3.33 x 3.58 (3.32 x 3.59))

Having radiator and double glazed window to the side.

Bedroom 4

7'6" x 10'4" (2.29 x 3.15 (2.28 x 3.16))

With radiator and double glazed window to the front.

Bathroom

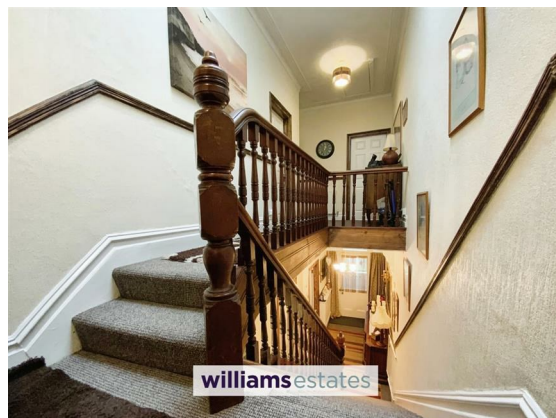
14'2" x 7'6" (4.32 x 2.29 (4.31 x 2.28))

Comprising of a vanity wash hand basin, push button toilet, oval free standing bath, walk in shower cubicle, white marble wall tiles, vinyl flooring, radiator and double glazed windows to the rear.

Outside

The front offers driveway parking and timber gate to the rear.

The rear garden is paved for ease of maintenance with shed.





Ground Floor

First Floor

Total floor area 178.7 m² (1,923 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			84
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Call us on
01745 369444

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.