

williams estates



**31 Parc Esmor, Rhyl, Denbighshire, LL18
3NW**

£95,000



EPC - null Council Tax Band - B Tenure - Leasehold

Parc Esmor, Rhyl

1 Bedrooms - Flat

To be sold with no onward chain, this ground floor apartment is located within a popular residential area being close to Rhyl town centre and all other local amenities, as well as being a short walk away from Rhyl Promenade. The accommodation briefly affords the entrance hall, kitchen, lounge, bedroom and shower room. Having gas central heating, double glazing, front garden plus allocated off road parking area located to the rear and garage. EPC rating C71. Leasehold. Council tax band B.

Accommodation

uPVC double glazed front door opens into the hallway.

Hallway

With built in storage.

Living Room

14'10" x 11'9"

Having feature fire surround and electric fire, coved ceiling, radiator, TV connection and double glazed window to the front.

Inner hall

With smoke detector.

Kitchen

8'5" x 5'7"

Fitted with a range of wall, drawer and base units with worktop surfaces, single drainer sink with mixer tap, plumbing for washing machine, electric cooker point, wall mounted boiler, radiator and double glazed window to the rear.

Bedroom

9'10" x 9'6"

With built in mirrored wardrobes, over bed wall units and double glazed window to the rear.

Shower Room

6'3" x 5'5"

Comprising of a low flush WC, shower enclosure, pedestal wash hand basin, tiled walls, vinyl flooring, radiator and double glazed window to the side.

Outside

Shared pathway to entranced door and front garden which is paved for ease of maintenance.

Garage

With up and over door. (painted in red)

Directions

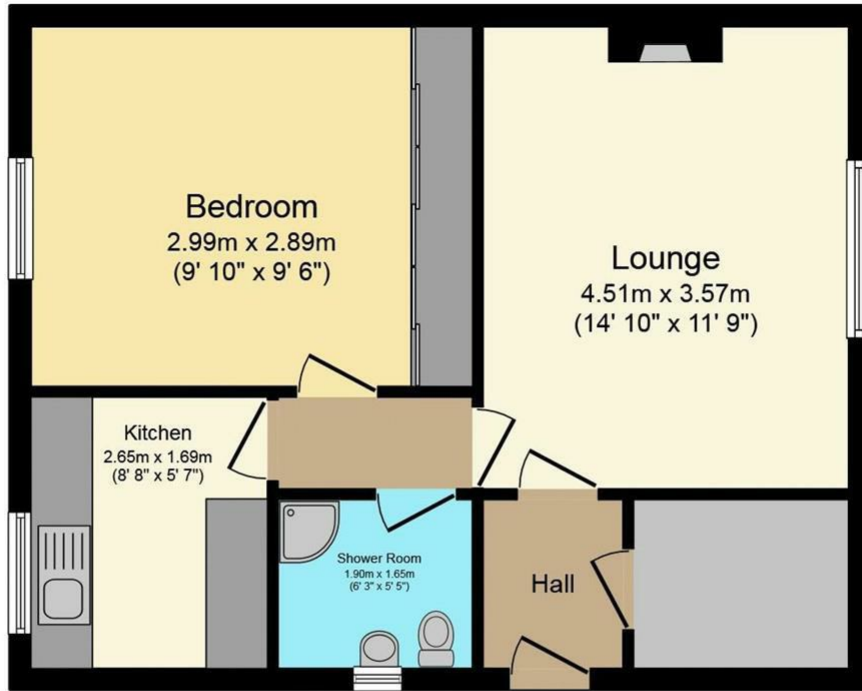
Proceed onto Wellington Road and head towards Prestatyn. Turn right into Lynton Walk and follow the road to the end, turn right onto Parc Esmor and this property can be located on your right.

Notes

81 years left on lease

Ground rent £20 per annum





Floor Plan

Floor area 49.9 sq.m. (538 sq.ft.) approx

Total floor area 49.9 sq.m. (538 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.