

williams estates



**25 Grange Road, Rhyl, Denbighshire,
LL18 4RD**

£129,950

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EPC - C69 Council Tax Band - B Tenure - Freehold

Grange Road, Rhyl

4 Bedrooms - House

This mid terrace town house requires some modernising and is to be sold with no onward chain. The accommodation briefly affords the entrance porch, hallway, lounge, sitting room, dining room, kitchen and ground floor toilet. On the upper floor there is the bathroom plus four bedrooms. Having double glazing, gas central heating, small front & rear gardens. Located close to all local amenities plus within walking distance bus & train station. EPC is C69. Freehold. Council tax band B.

Accommodation

Composite front door giving access into the entrance porch

Entrance porch

With mosaic tiled flooring and door to the hallway.

Hallway

Having a radiator, stairs to the upper floor and doors off:

Ground floor toilet

With wash hand basin and toilet.

Lounge

13'2" x 12'0"

Having coved ceiling, radiator, fire surround and double glazed bay window to the front.

Sitting room

12'1" x 11'10"

With coved ceiling, radiator and double glazed rear window.

Dining room

11'10" x 10'2"

Having built in storage cupboards, radiator, two double glazed side windows and access to the kitchen.

Kitchen

10'1" x 9'10"

Fitted with white fronted wall, base and drawer units, worktop surfaces, tiled splash-backs, wall mounted boiler, single drainer sink with mixer tap, void for a slot in cooker, space for a fridge, plumbing for washing machine, wall mounted extractor fan, vinyl flooring, radiator, double glazed rear window plus double glazed side window.

Split level landing

With velux roof window, loft hatch and doors off:

Bedroom 1

12'0" x 11'3"

Having radiator and double glazed bay window to the front.

Bedroom 2

12'1" x 11'10"

With radiator and double glazed rear window.

Bedroom 3

10'6" x 8'2"

With radiator and double glazed side window.

Bedroom 4

8'6" x 6'4"

This room has a radiator and double glazed front window.

Bathroom

6'10" x 4'4"

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower attachment, wall tiles, extractor fan, loft hatch, radiator, vinyl flooring and double glazed side window.

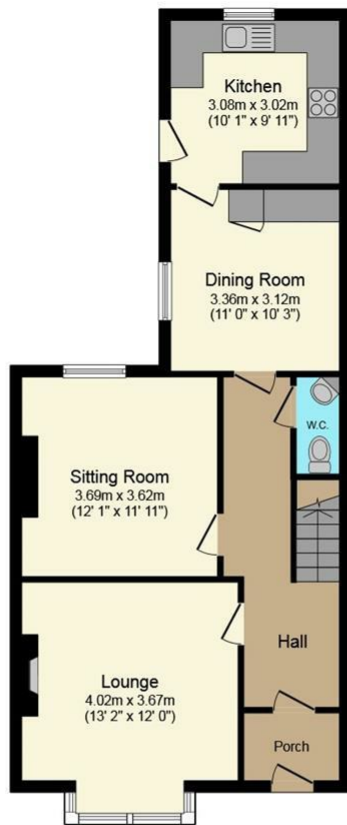
Outside

Front offers a small enclosed garden area. The rear offers a sunny aspect garden with small decked area plus rear access gate.

Directions

Proceed onto Grange Road where this house can be located on your right hand side.





Ground Floor



First Floor

Total floor area 125.4 m² (1,350 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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (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.