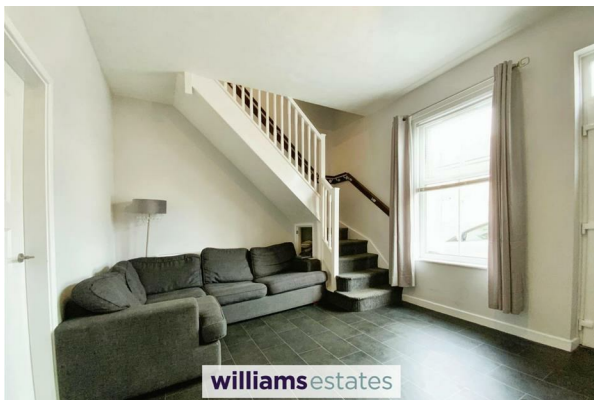


williams estates



**9 Paradise Street, Rhyl, Denbighshire,
LL18 3LW**

£115,000

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EPC - D58 Council Tax Band - B Tenure - Freehold

Paradise Street, Rhyl

2 Bedrooms - House - Semi-Detached

A two bedroom semi detached house located within a central location in Rhyl overlooking St Thomas's Church. The accommodation briefly affords the entrance living room with feature staircase to the upper floor, modern kitchen, landing, updated bathroom and two double bedrooms. The property also benefits from gas central heating, double glazing, enclosed low maintenance rear garden and allocated parking at the rear as well as being within yards of Rhyl's town centre. Ideal for first time buyers or investors. EPC rating D 58. Freehold. Council tax B.

Accommodation

Double glazed front door opens into the lounge.

Lounge

15'10" x 11'5"

With radiator, vinyl flooring, feature stairs off to first floor accommodation, under stair storage cupboard housing the fuse box, decorative fire surround, T.v connection double glazed window to the front.

Kitchen

15'10" x 5'10"

Fitted with white fronted wall, base and drawer units, worktops, built in double oven, gas hob, single drainer sink with mixer tap, void for a fridge freezer, modern vertical radiator, plumbing for a washing machine, space for under counter tumble dryer, concealed wall mounted boiler, vinyl flooring, double glazed window to the rear and timber door to the rear garden.

First Floor Landing

Bedroom 1

12'6" x 8'2"

With radiator, storage cupboard/wardrobe, double glazed windows to the front and side.

Bedroom 2

8'11" x 9'2"

With radiator, fitted blinds and double glazed window to the rear.

Bathroom

5'9" x 6'6"

Comprising of a built in vanity wash hand basin & toilet, P'shaped bath with shower over, modern wall panelling, heated towel rail, extractor fan, tiled flooring and double glazed window to the rear.

Outside

Enclosed low maintenance rear garden.

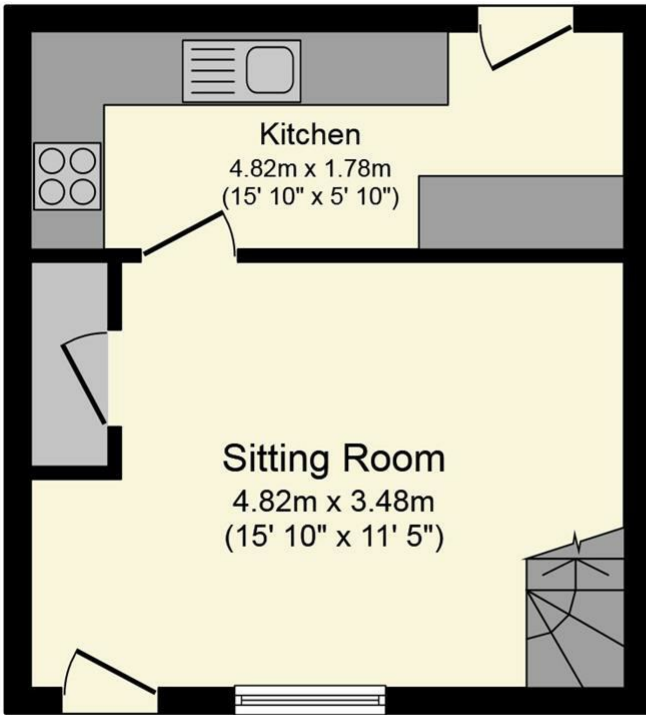
Side access to the rear parking area which is on the left side.

Directions

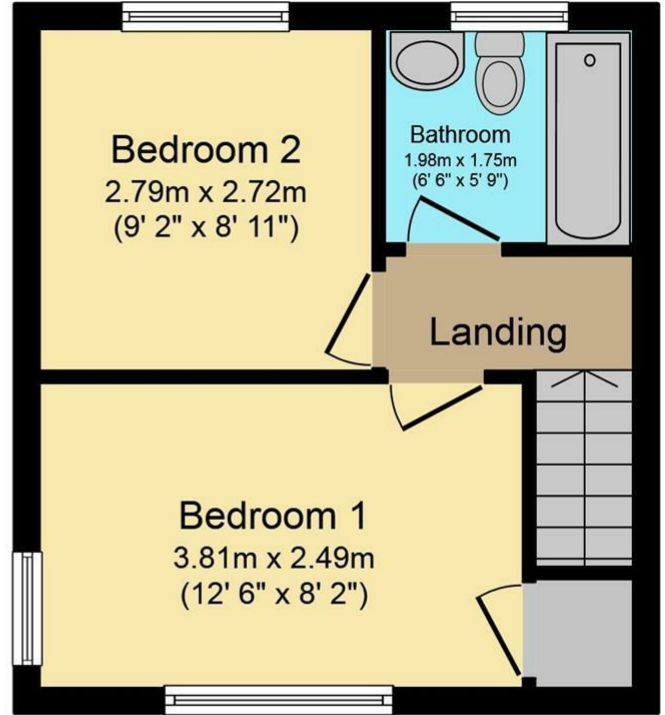
Proceed onto Wellington Road and keep in the right lane using the one way around Town.

Continue around the corner and turn right into Paradise Street.





Ground Floor



First Floor

Total floor area 52.1 m² (560 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		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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01745 369444

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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.