



14 Lon Bedw, Rhyl, LL18 4FY

£275,000

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EPC - C72

Council Tax Band - D

Tenure - Freehold

Lon Bedw, Rhyl

3 Bedrooms - House

This extended and well presented detached house overlooks the green, having accommodation that briefly affords the entrance hallway, lounge, open plan dining room with turned staircase to the upper floor & open access to a rear sitting room, modern fitted kitchen, utility room, ground floor toilet. On the upper floor there is the landing, family bathroom, three bedrooms plus a master en-suite shower room. Having double glazing, gas central heating, driveway, garage and low maintenance garden with artificial grass and paved patio area for Alfresco dining. EPC is TBC. Freehold. Council tax D.



Accommodation

Composite front door giving access into the hallway

Hallway

With vinyl tiled flooring and door to the lounge.

Lounge

15'5" x 13'2"

Having a modern fire surround with living flame effect gas fire, T.v connection, wall lighting, radiator, double glazed front window with fitted blinds and door leading to the dining room.

Dining Room

14'4" x 8'2"

Having open plan turned staircase which leads up to the upper floor accommodation, radiator, door to the kitchen and open plan access to the sitting room.

Rear Sitting Room

11'1" x 10'9"

With radiator, T.v connection, spot lighting and double glazed French doors that allow access to the landscaped garden.

Kitchen

16'0" x 10'3"

Fitted with gloss fronted wall, base and drawer units, wine rack, under unit lighting, integral dishwasher & integral fridge freezer, range cooker included with modern extractor fan over, black glass splash back, worktop surfaces with matching up-stands, single drainer sink with mixer tap, double glazed rear window, laminate flooring, radiator plus access to the utility room.

Utility Room

6'10" x 4'2"

With plumbing for a washing machine, worktop surface over, built in larder unit timber side door and door that provides access to the ground floor toilet.

Grond Floor Toilet

Comprising od a modern space saving vanity wash hand basin with mixer tap, toilet, grey wall tiles, modern anthracite grey radiator and double glazed side window.



First Floor Landing

Having a radiator, double glazed side window, airing cupboard and loft hatch.

Bedroom 1

13'2" x 10'1"

This room has a radiator, double glazed front window looking over the open green and door to the spacious en-suite.

En-Suite

8'2" x 5'2"

Comprising of a modern space saving vanity wash hand basin with mixer tap, toilet, corner shower enclosure, modern grey wall panelling, extractor fan, heated towel rail, lighted mirror, vinyl flooring and double glazed front window.



Bedroom 2

11'4" x 8'3"

Having a radiator, built in wardrobes and double glazed rear window.



Bedroom 3

11'1" x 9'0"

Having a radiator and double glazed rear window.

Garage

16'11" x 7'8"

With up and over door, mains power and wall mounted boiler.

Outside

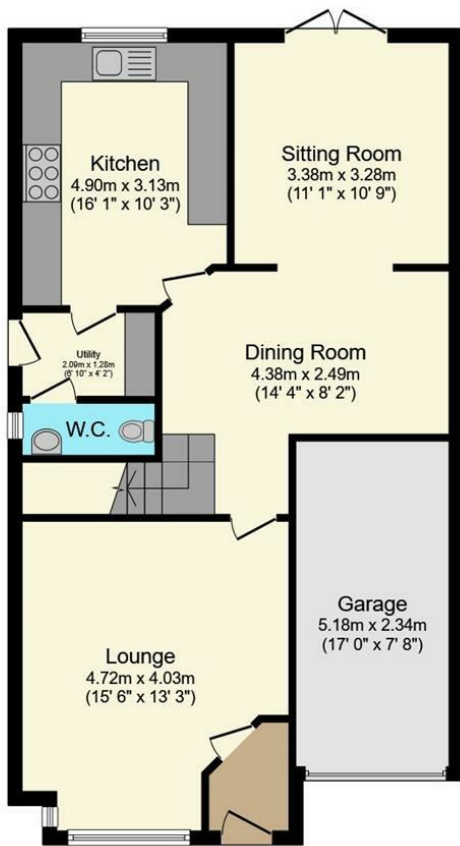
The front offers a driveway, open plan lawned garden and is directly opposite the open green.

To the rear there is a raised artificial lawned garden area with the side offering a paved patio for Alfresco entertaining.

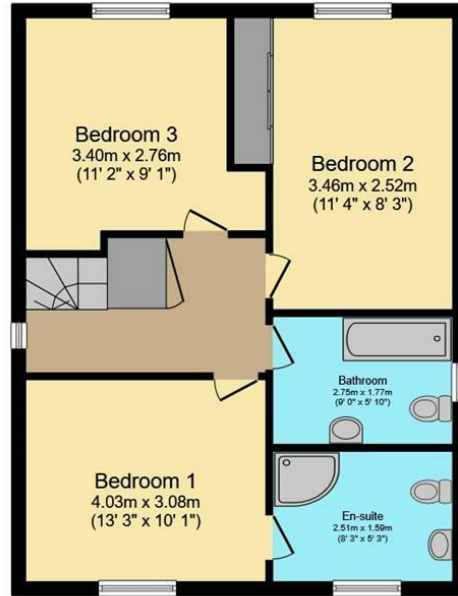
Directions

Proceed onto Wellington Road in the direction of Prestatyn. Turn right onto Bath Street then left onto Brighton Road, continue onto Grange Road which in turn leads onto Dyserth Road, left turn into the Park View Estate. At the roundabout turn left onto Llys Brenig then left into Lon Bedw. This house can be located in on the left of this cul-de-sac and via the road opposite the green.





Ground Floor



First Floor

Total floor area 131.4 m² (1,414 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	72	
(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.