



**8 The Lawn, Rhyl, Denbighshire, LL18
3DQ**

£185,000

 3  2  2  C

EPC - C72 Council Tax Band - C Tenure - Freehold

The Lawn, Rhyl

3 Bedrooms - House - Semi-Detached

This modern semi detached house is situated conveniently for all local amenities including being just a short walk to Rhyl Town and local transport links. The property briefly affords the entrance hallway, downstairs toilet, open plan lounge with stairs to the upper floor, dining room and modern kitchen. On the upper floor there is the landing, three bedrooms, master having en-suite facility and family bathroom. Outside, the property offers landscaped gardens to the rear and an open plan front garden with driveway parking and a detached garage. Also benefiting gas fired central heating and double glazing. EPC is TBC. Freehold. Council tax band C.



Accommodation

A double glazed front door leads into the hallway.

Hallway

With decorative glass door into the lounge and door to:

Ground Floor Toilet

Having pedestal wash hand basin, toilet, wall tiling, radiator, vinyl flooring and double glazed window to the side.

Open Plan Lounge

17'3" x 13'3"

Having coved ceiling, radiator, two telephone points, modern wall mounted electric fire, staircase off to the first floor accommodation and decorative french doors into the dining room.

Dining Room

10'8" x 7'11"

Having coved ceiling, radiator, glazed door to the kitchen and double glazed double doors leading to the rear garden and patio area.

Kitchen

10'6" x 7'8"

Having a range of modern wall, drawer and base units and glass displays, wall tiling, complementary worktop surfaces, built in oven and gas hob with chimney extractor, single drainer sink with mixer tap, under counter fridge, plumbing for a dishwasher, wall mounted boiler, radiator, tiled flooring, double glazed window to the rear and double glazed door to the side.

Landing

Having airing cupboard, loft access hatch and double glazed window to the side.

Bedroom 1

13'8" x 8'8"

Having radiator, telephone point, built in bedroom furniture, double glazed window to the front and door leading to the en suite.



En-suite

4'11" x 3'3"

Having vanity wash hand basin, toilet, shower enclosure, wall tiling, extractor fan and vinyl flooring.

Bedroom 2

9'4" x 10'8"

Having radiator and double glazed window to the rear.

Bedroom 3

8'3" x 7'0"

Having radiator and double glazed window to the front.

Bathroom

6'4" x 6'5"

Having a white three piece suite comprising of a pedestal wash hand basin, push button toilet, panelled bath with mixer shower attachment, wall tiling, extractor fan, vinyl flooring and double glazed window to the rear.

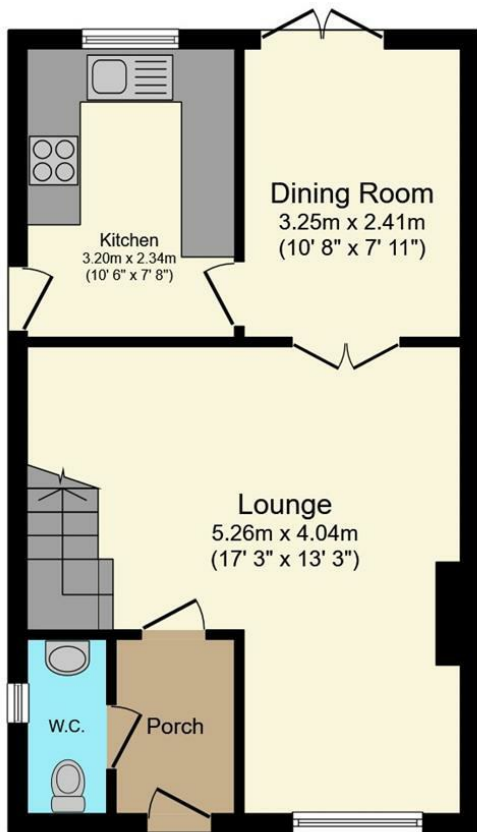
Outside

The front garden is open plan with a gravelled area stocked with plants, and a driveway providing off road parking in turn leads to the detached garage. The rear garden is enclosed and landscaped with a decked area and flower beds, as well as a paved patio area and timber store to the side.

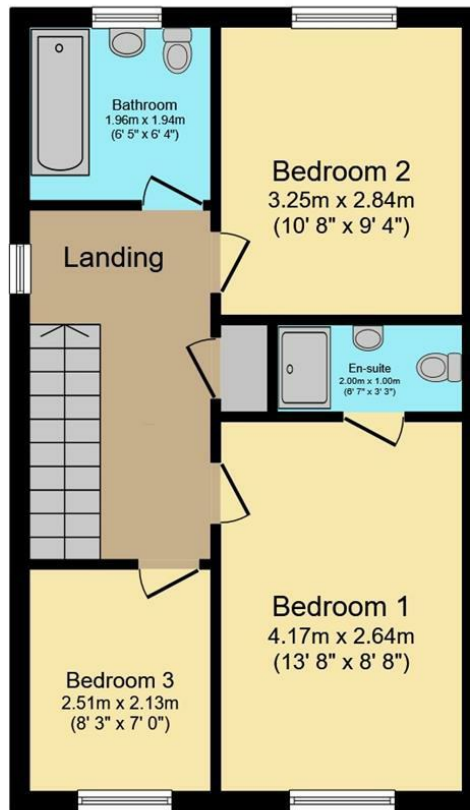
Garage

With up and over door, mains power, plumbing for washing machine, water tap, side window and personnel door.

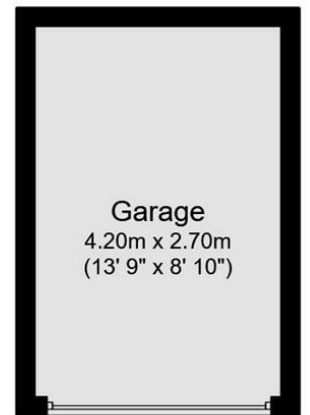




Ground Floor



First Floor



Garage

Total floor area 95.6 m² (1,029 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			86
(81-91) B			
(69-80) C		72	
(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		

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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.