

williams estates



**106 Crescent Road, Rhyl, Denbighshire,
LL18 1LY**

£275,000

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EPC - C76 Council Tax Band - C Tenure - Freehold

Crescent Road, Rhyl

11 Bedrooms - House - Terraced

This end of terraced property has undergone a full refurbishment programme and could potentially offer usage as an Air B&B subject to permissions. The accommodation affords the entrance porch, hallway, room 1 with en-suite, room 2 with en-suite, rear room 3 with shower room, lounge, modern kitchen and rear double bedroom with en-suite. On the first floor there is room 4 with en-suite plus additional double room, room 5 with en-suite, room 6 with en-suite and room 7. On the next level landing there is a modern shower room, room 8, room 9 with en-suite, room 10 with en-suite and finally room 11. Having double glazing, fire alarm, CCTV cameras, immaculate decoration & flooring throughout. EPC is C76. Freehold. Council tax band C.



Accommodation

Via a glazed timber door into the porch.

Porch

With laminate flooring, meter cupboard and fire alarm system. Glazed door into the hallway

Hallway

With laminate flooring, under stairs storage cupboard, radiator and stairs to first floor.

Room 1

15'7" x 13'8" (4.76 x 4.19)

Having radiator, laminate flooring, TV connection and double glazed bay window to the front. Door to en suite

En Suite

4'3" x 4'9" (1.32 x 1.45)

Comprising of a double shower enclosure, built in wash hand basin & toilet, heated towel rail, wall panelling, extractor fan and laminate flooring.

Room 2

13'1" x 12'8" (4.00 x 3.87)

With laminate flooring, radiator, TV connection and double glazed window to the rear. Door to en suite

En Suite

4'3" x 4'11" (1.32 x 1.51)

Comprising of a double shower enclosure, pedestal wash hand basin, push button toilet, heated towel rail, Extractor fan laminate flooring, wall panelling and double glazed window.

Shower room

Comprising of a pedestal wash hand basin, toilet, double shower enclosure, heated towel rail, laminate flooring, extractor fan and wall panelling

Room 3

11'0" x 13'3" (3.36 x 4.06)

With laminate flooring, vertical radiators, double glazed window to the side and access through to the kitchen.

Kitchen

10'11" x 8'8" (3.35 x 2.66)

Fitted with a range of grey gloss wall, drawer and base units, worktop surfaces, space for a range style cooker with extractor hood over, tiled splash backs, single drainer sink with mixer tap, plumbing for washing machine, space for tumble dryer, void for fridge freezer, vinyl flooring, concealed boiler, double glazed door and door to the inner hall.

Inner hallway

With double glazed door to the rear garden and door to bedroom.

Bedroom

12'7" x 9'11" (3.84 x 3.03)

With fitted wardrobes, laminate flooring, vertical radiators and double glazed window to the rear. Door to en suite

En Suite

Comprising of a pedestal wash hand basin, toilet, shower enclosure, heated towel rail, extractor fan, laminate flooring and wall panelling.

Stairs with fire door to first floor landing

Landing

Split level with radiator and walk in store room with window



Room 4

9'3" x 10'11" (2.84 x 3.35)

With laminate flooring, TV connection, double glazed window to the side and door to en suite and door to additional room.

En Suite

Comprising of a built in toilet and wash hand basin, double shower enclosure, extractor fan, laminate flooring, heated towel rail and wall panelling.

Additional room

10'11" x 8'8" (3.34 x 2.65)

With laminate flooring, radiator, TV connection and double glazed window to the rear.

Room 5

13'1" x 12'8" (3.99 x 3.88)

Having laminate flooring, radiator, TV connection and double glazed window to the rear. Door to en suite

En Suite

Comprising of a built in toilet and wash hand basin, shower enclosure, heated towel rail, extractor fan, laminate flooring and wall panelling.

Room 6

11'11" x 15'9" (3.64 x 4.82)

With radiator, TV connection, double glazed window to the front and door to en suite.

En Suite

Comprising of a built in toilet and wash hand basin, shower enclosure, heated towel rail, extractor fan, laminate flooring and wall panelling.

Room 7

9'1" x 6'7" (2.77 x 2.01)

With radiator and double glazed window to the front.

Stairs with fire door to the second floor landing

Landing

Split level with radiator, Velux window and radiator.

Shower Room

7'6" x 5'0" (2.29 x 1.53)

Comprising of a pedestal wash hand basin, push button toilet, double shower enclosure, laminate flooring, heated towel rail and double glazed window to the side.

Room 8

10'11" x 10'4" (3.34 x 3.17)

With laminate flooring, radiator, TV connection and double glazed window to the rear.

Room 9

13'1" x 12'7" (4.01 x 3.85)

With laminate flooring, radiator, TV connection and double glazed window to the rear. Door to en suite

En Suite

Comprising of a built in toilet and wash hand basin, shower enclosure, heated towel rail, extractor fan, laminate flooring and wall panelling.

Room 10

11'8" x 13'6" (3.57 x 4.13)

With laminate flooring, radiator, TV connection and double glazed window to the front. Door to en suite

En Suite

Comprising of a pedestal wash hand basin, toilet, double shower enclosure, extractor fan, heated towel rail, laminate flooring and wall panelling.

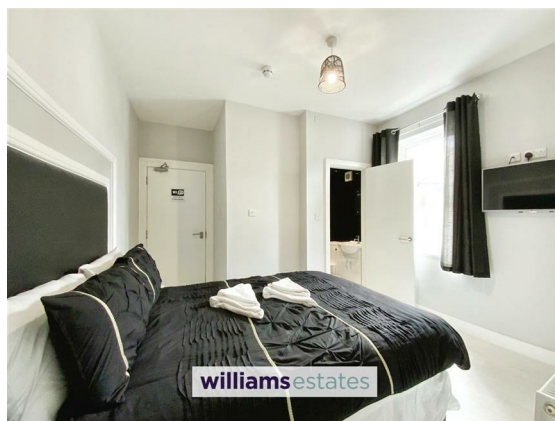
Room 11

9'11" x 7'1" (3.03 x 2.18)

With laminate flooring, radiator TV connection and double glazed window to the front.

Outside

The front offers a small enclosed garden while the rear offers a yard with brick built storage.





Total floor area 250.8 m² (2,700 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			
(81-91) B			
(69-80) C			
(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	76	83

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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.