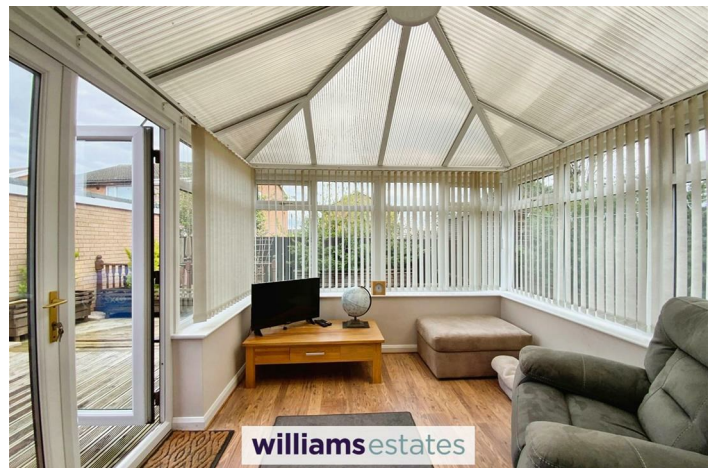




williams estates



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**11 Ash Court, Rhyl, LL18 4NZ**

**£235,000**

 3  1  2  C

**EPC - C73**

**Council Tax Band - C**

**Tenure - Freehold**



# Ash Court, Rhyl

## 3 Bedrooms - House - Detached

This detached house briefly affords the entrance porch, hallway, lounge with double doors leading into the dining room with open plan access to the modern kitchen, rear conservatory with bi-folding doors and on the upper floor there is the landing, family bathroom plus three bedrooms. Having double glazing, gas central heating, resin front driveway providing ample parking, garage and to the rear there is a split level decked patio offering low maintenance. EPC is TBC. Freehold. Council tax band C.



### Accommodation

Via a double glazed door into the porch.

### Porch

5'6" x 4'0" (1.69 x 1.24)

With laminate flooring, radiator and double glazed window to the front. Double glazed door into the hallway.

### Hallway

With laminate flooring, under stairs storage cupboard and radiator.

### Lounge

10'3" x 14'8" (3.14 x 4.48)

Having electric fire, TV connection point, double glazed bay window to the front and double glazed double doors opening into the dining room.

### Dining Area

7'6" x 8'8" (2.29 x 2.66)

With tiled flooring, radiator, spotlight fittings, bi fold double glazed doors to the conservatory and open access to the kitchen.

### Kitchen

8'5" x 8'9" (2.59 x 2.69)

Fitted with a range of wall, drawer and base units, complementary worktop surfaces, single drainer sink with mixer tap, tiled splash backs, integrated dishwasher, washing machine and fridge freezer, built in microwave, oven and four ring gas hob with extractor hood over, tiled flooring, double glazed window to the rear and double glazed door to the side. Door to hall

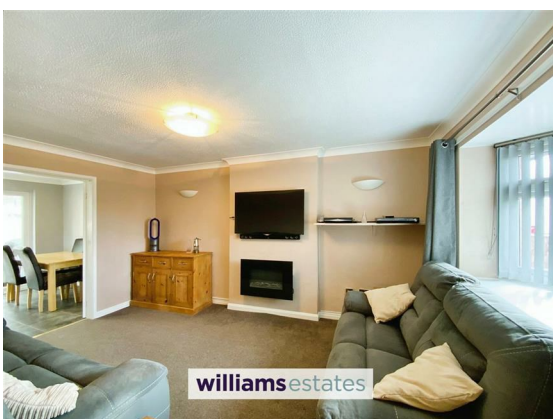
### Conservatory

10'7" x 9'4" (3.25 x 2.86)

Being fully double glazed with fitted blinds, laminate flooring and double glazed french doors to the rear garden.

### Landing

Having loft access hatch with pull down ladder, radiator and double glazed window to the side.



### Bedroom 1

13'2" x 9'10" (4.03 x 3.02)

With radiator and double glazed window to the front.

### Bedroom 2

9'11" x 10'5" (3.04 x 3.18)

With radiator and double glazed window to the rear.

### Bedroom 3

6'3" x 8'9" (1.91 x 2.67)

With radiator and double glazed window to the front.

### Bathroom

6'9" x 5'11" (2.07 x 1.82)

Comprising of a panelled bath with shower over, toilet, pedestal wash hand basin, fully tiled walls, radiator, tiled flooring and double glazed window to the rear.

### Outside

A resin driveway provides ample parking and in turn leads to the garage facility.

The rear garden is enclosed and offers split level decking and timber store.

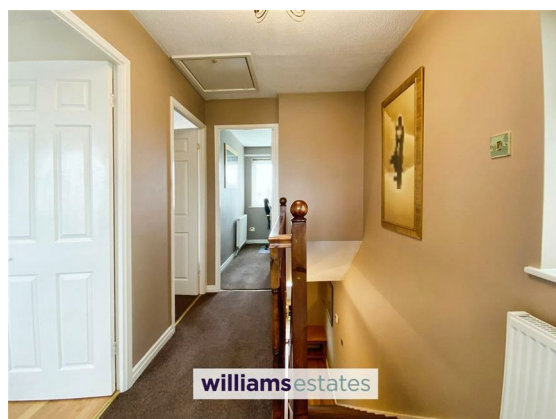
### Directions

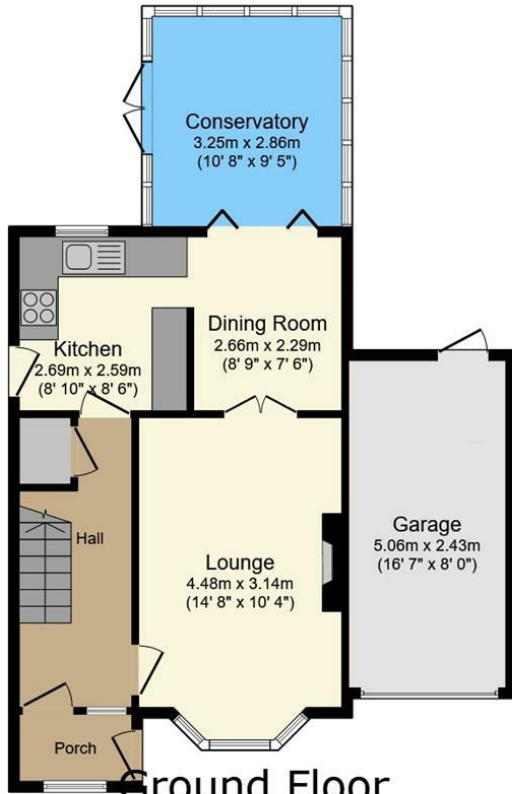
From the Rhyl office proceed onto Wellington Road, through the traffic lights and on to Russell Road. Follow Russell Road until you reach the crossroads and turn right onto Tynewydd Road, continue over the bridge then turn left onto Ffordd Anwyl. Take the next right into Cedar Avenue then left onto Maple Avenue and left into Ash Court.

### Garage

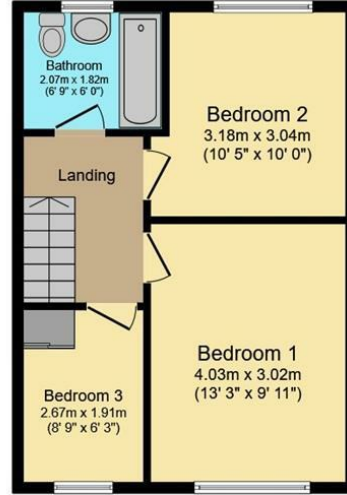
7'11" x 16'7" (2.43 x 5.06)

With up and over door and personnel door to the rear garden.





**Ground Floor**  
Floor area 61.7 m<sup>2</sup> (665 sq.ft.)



**First Floor**  
Floor area 36.2 m<sup>2</sup> (390 sq.ft.)

**TOTAL: 97.9 m<sup>2</sup> (1,054 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
**01745 369444**

**Rhyl@williamsestates.com**

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.