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**10 Burlington Crescent, Rhyl,  
Denbighshire, LL18 2RA**

**£225,000**

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**EPC - D59 Council Tax Band - C Tenure - Freehold**

# Burlington Crescent, Rhyl

## 4 Bedrooms - House - Semi-Detached

This semidetached house is located just off Rhuddlan Road and is in the corner of a cul-de-sac. The accommodation affords the entrance porch, hallway, ground floor toilet, front lounge, extended rear lounge with access to a conservatory plus kitchen diner. On the upper floor there is the landing, shower room/wet room and four bedrooms. Having double glazing, gas central heating, driveway, attached garage with rear utility, covered lobby with rear door and enclosed gardens. The EPC is TBC. Freehold. Council tax band C.



### Accommodation

A double glazed french doors provide access into the entrance porch.

### Entrance Porch

Having tiled flooring, double glazed windows and timber door which leads into the hallway.

### Entrance Hallway

Having stairs to first floor accommodation, laminate flooring, power points, under stairs storage cupboard, radiator and sliding door to a ground floor toilet.

### Ground Floor Toilet

Comprising of a toilet, vanity wash basin with storage units beneath.

### Front Lounge

13'1" x 12'5" (3.99 x 3.81)

Having a coved ceiling, picture rail, living flame gas fire with surround, wall lighting, T.v connection, power points, radiator and double glazed bay window to the front. Timber French doors give access to a rear family lounge.

### Rear Lounge

22'0" x 11'8" (6.71 x 3.58)

Having a living flame gas fire with decorative surround, Tv connection, new carpet, power points, radiator and double glazed sliding doors that lead into the rear conservatory.

### Conservatory

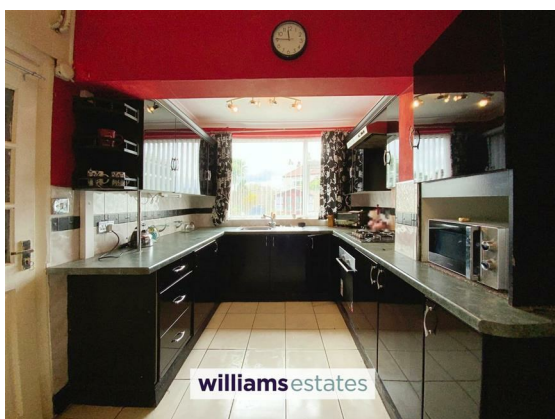
9'6" x 9'6" (2.90 x 2.90 )

Fully double glazed, power sockets, tiled flooring and double glazed French doors giving access to the rear enclosed garden.

### Kitchen Diner

17'5" x 8'10" (5.32 x 2.70)

Fitted with black gloss fronted wall, base and drawer units, worktops over, built in oven, four ring gas hob with extractor fan over, stainless steel single drainer sink with mixer tap, tiled flooring, power points, radiator, double glazed window to the rear and timber door giving access to a covered lobby that benefits from a front door, door to the garage plus doors to the rear garden.



### Landing

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

### Bedroom 1

15'1" (to bay) x 10'0" (4.60 (to bay) x 3.05)  
Having built in wardrobes, power points, radiator and a double glazed bay window to the front.

### Bedroom 2

14'5" x 11'9" (4.41 x 3.60)  
Having power points, radiator and a double glazed window to the rear.

### Bedroom 3

9'1" x 9'0" (2.78 x 2.75)  
Having built in storage cupboard, laminate flooring, power points, radiator and a double glazed window to the front.

### Bedroom 4

9'2" x 6'11" (2.80 x 2.12)  
Having laminate flooring, power points, radiator and a double glazed window to the rear.

### Shower Room

5'9" x 5'8" (1.76 x 1.75 )  
This wet room comprises of a wall hung wash hand basin, toilet, shower with bi-fold shower screen, white wall tiles, vinyl floor covering, extractor fan, heated towel rail and double glazed side window.

### Garage

27'2" x 8'4" (8.30 x 2.56)  
Having up and over door, power and lighting and to the rear of this garage there is a utility area with quarry tiled flooring, base unit with single drainer sink, worktop, plumbing for a washing machine, wall mounted boiler, double glazed rear window plus two double glazed side windows. door to the inner lobby.

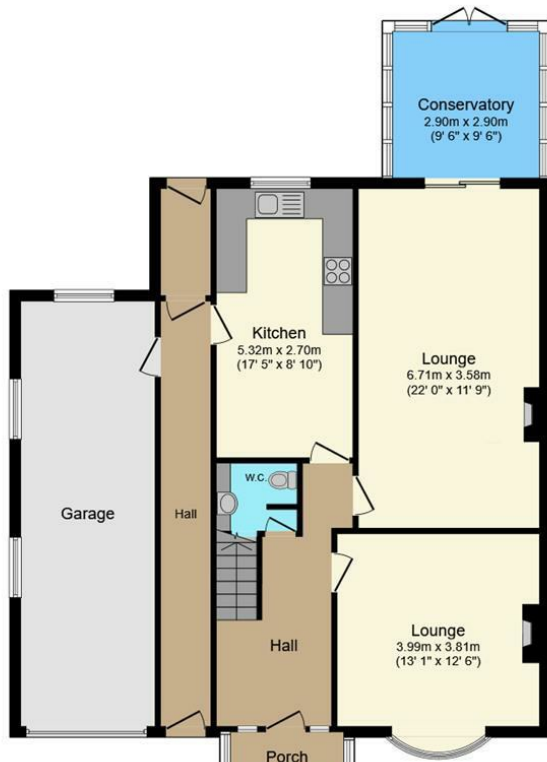
### Outside

To the front of the property there is a driveway leading up to the garage which provides off road parking. Front garden is enclosed with gravelled areas. Rear garden is enclosed, mainly patio with gravelled areas, raised gravelled patio, summer house and well stocked borders.

### Directions

Proceed from our Rhyl branch onto Vale Road which in turn leads to Rhuddlan Road, turn right in to Burlington Crescent where the property can be seen on the left hand side.





**Ground Floor**

Floor area 114.8 m<sup>2</sup> (1,236 sq.ft.)



**First Floor**

Floor area 59.5 m<sup>2</sup> (640 sq.ft.)

**TOTAL: 174.3 m<sup>2</sup> (1,876 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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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