



**12 Brookdale Road, Rhyl, Denbighshire,
LL18 4PL**

£149,950

 3  1  2  C

EPC - C74

Council Tax Band - C

Tenure - Freehold

Brookdale Road, Rhyl

3 Bedrooms - House

This semi detached house is located close to all local amenities and is a short walk into Rhyl Town Centre. The accommodation affords the entrance hallway, lounge, dining room with open plan access to the kitchen and on the upper floor, there is the landing, bathroom plus three bedrooms. Having double glazing, gas central heating, driveway and enclosed rear garden with store. EPC C 74. Freehold. Council tax band C.



Accommodation

Double glazed door giving access into the hallway.

Hallway

Having a radiator, under stairs storage cupboards and stairs to the upper floor.

Lounge

11'11" x 11'5" (3.64 x 3.49)

Having a radiator, T.v connection, recess shelving, fire surround with electric fire and double glazed bay window to the front.

Dining Room

13'4" x 11'3" (4.08 x 3.43)

With radiator, fireplace with electric fire, double glazed French doors that allow access to the rear garden plus open plan opening leading into the kitchen.

Kitchen

9'10" x 5'10" (3.00 x 1.79)

Fitted with wall, base and drawer units, worktop surfaces, tiled splash-backs, void for a slot in gas cooker, space for a fridge freezer, plumbing for a washing machine & dishwasher, single drainer sink, tiled flooring and double glazed rear window.

First Floor Landing

Having a loft hatch and doors off:

Bedroom 1

14'1" x 10'4" (4.30 x 3.16)

Having a radiator and double glazed bay window to the front.

Bedroom 2

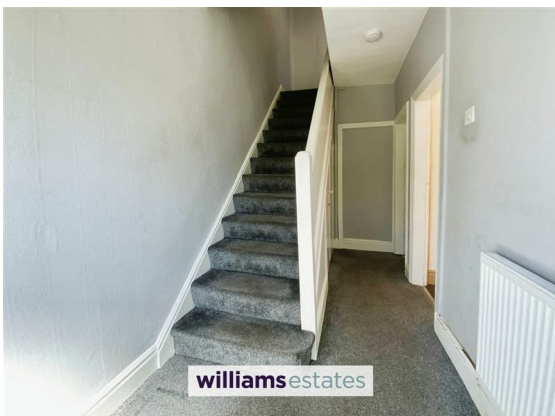
11'8" x 9'6" (3.56 x 2.90)

With radiator, built in wardrobe and double glazed rear window.

Bedroom 3

7'6" x 7'2" (2.31 x 2.19)

This room has a radiator and double glazed front window.



Bathroom

6'9" x 6'9" (2.08 x 2.07)

Comprising of a pedestal wash hand basin, toilet, P-shaped bath with shower over, glass shower screen, wall tiles, wall mounted boiler, built in storage cupboards, radiator, vinyl flooring and double glazed rear window.

Outside

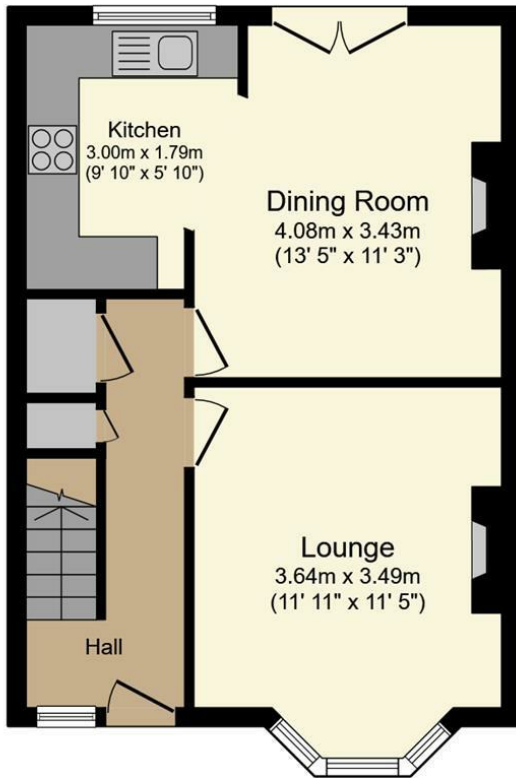
Double gates open to allow parking on the drive, the main front garden is lawned plus a timber gate on the side gives access to the rear garden.

The rear garden offers a patio area, raised lawn plus the added benefit from having a built store.

Directions

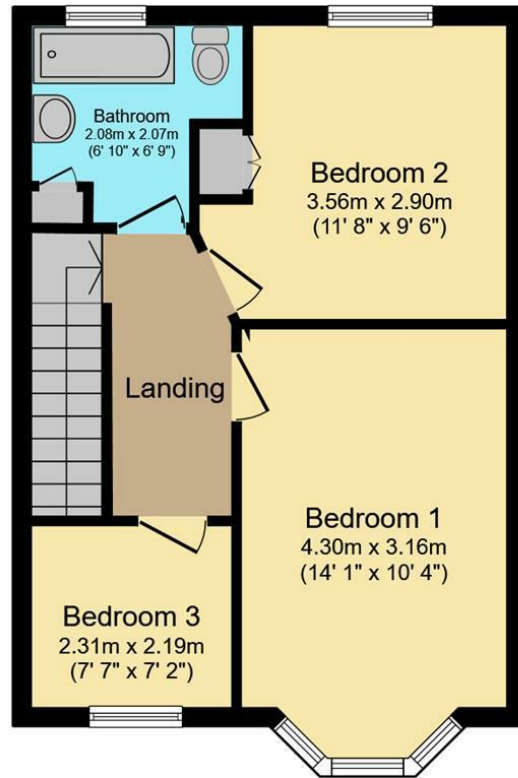
Proceed onto Wellington Road and follow the Road onto Grange Road. Go over the bridge and turn right onto Prince Edward Avenue. Turn first left onto Brookdale Road and this house can be located on your left after the corner.





Ground Floor

Floor area 42.6 m² (458 sq.ft.)



First Floor

Floor area 42.5 m² (458 sq.ft.)

TOTAL: 85.1 m² (916 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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.