



10 Fern Way, Rhyl, LL18 4GA

£230,000

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Step inside this extended three-bedroom link-detached home and discover a spacious, well-presented property, perfect for family living. Move in ready, it offers generous accommodation, including two reception rooms, a fitted kitchen, a conservatory, a family bathroom, and a convenient downstairs WC. The private, low-maintenance rear garden and off-street parking further enhance its appeal. The entrance porch leads to a downstairs WC before opening into a welcoming lounge, featuring a large window to the front elevation and fireplace with an electric fire, the stairs lead off to the first floor accommodation. French doors lead seamlessly into the conservatory, offering an ideal space to relax and enjoy views of the garden. Extended by the current owners, the kitchen is fitted with traditional wooden wall and base units, complemented by integrated appliances, including a dishwasher, electric cooker and gas hob. With ample worktop space, a stainless steel sink with a mixer tap, and fully tiled splash backs, it is both stylish and practical. The former garage has been thoughtfully converted into a spacious dining room, providing the perfect setting for family meals. Upstairs, there are two well proportioned double bedrooms with built in wardrobes and a bright and airy third bedroom. The recently updated shower room boasts a mains shower and a fitted vanity unit. The landing provides access to the loft, which is boarded and fitted with a ladder for convenience. This is a fantastic opportunity to acquire a well-maintained family home in the sought-after South Rhyl location.

Tenure - Freehold

Council Tax Band - Denbighshire County Council Tax Band D

EPC - TBC

Services - Mains gas, electric, water and drainage.

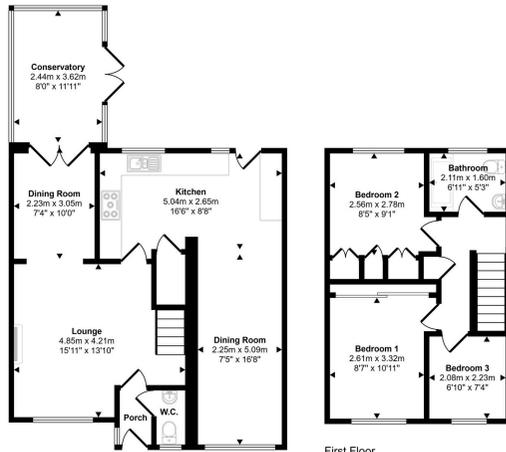
Loft - access hatch on the landing. Insulated and Partially boarded with pull-down ladder.

Combi boiler located in the landing cupboard, 15 years old and serviced annually.

All certificates in place for extension and garage conversion.



Approx Gross Internal Area
101 sq m / 1089 sq ft



Ground Floor
Approx 66 sq m / 710 sq ft

First Floor
Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Extended three-bedroom link-detached home, ideal for family living.
- Two reception rooms, a fitted kitchen, conservatory, family bathroom, and downstairs WC.
- Extended kitchen and converted former garage into a spacious dining room.
- Popular residential location
- Spacious and well-presented property, ready to move into.
- Private, low-maintenance rear garden and off-street parking.
- Recently updated shower room.



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