

Property Details

Flat 8, The Cedars, 45 Brighton Road, Rhyl, Denbighshire, LL18 3HL

Offers in Excess of **£160,000**



Property Photos

Flat 8, The Cedars, 45 Brighton Road, Rhyl, Denbighshire, LL18 3HL



Creation Date
10/02/2025

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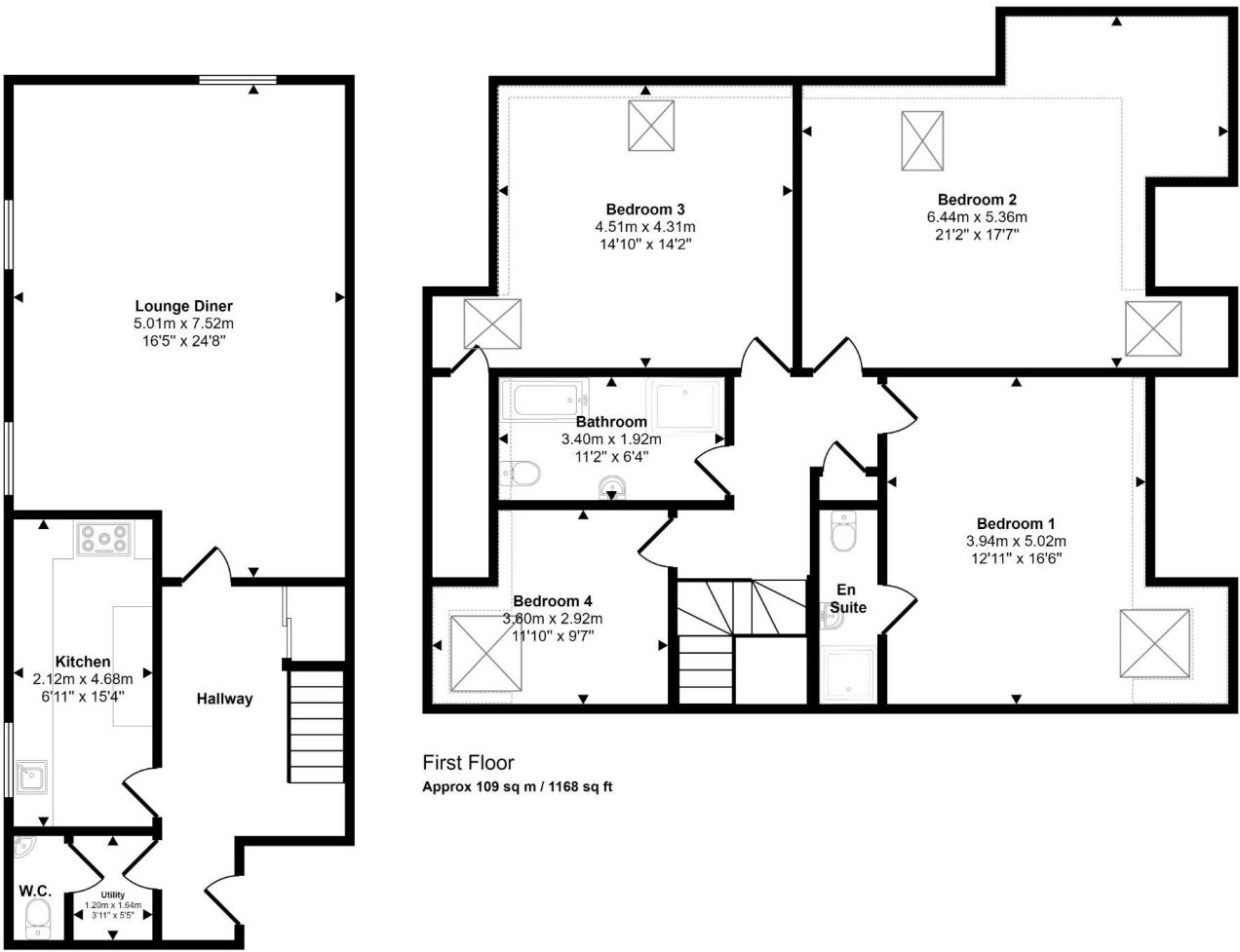


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Property Floor Plans

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Approx Gross Internal Area
172 sq m / 1847 sq ft



Ground Floor
Approx 63 sq m / 679 sq ft

Denotes head height below 1.5m

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.

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Property Info

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Property Type

Flats / Apartments

Property Style

Apartment

Bedrooms

4

Bathroom

2

Receptions

1

Tenure Type

Leasehold

Floor Area

1743

Agency Type

Sole

Parking

Residents

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Central, Double Glazing, Gas

Broadband

-

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

870

Current Service Charge

-

Rent Review Period (Year)

-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Offers in Excess of

Price

£160,000

Land Size

Less than an acre

Age of Property

-

Year Built

2007

New Home

No

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Property Features

Flat 8, The Cedars, 45 Brighton Road, Rhyl, Denbighshire, LL18 3HL

Feature 1

Spread Across Two Floors, This Four-bedroom Apartment Offers A House-like Feel

Feature 2

Fitted In 2017, The Kitchen Features Granite Worktops, Spotlights, A Built-in Dishwasher, And A Large Gas Oven

Feature 3

Four Generously Sized Bedrooms, With Options To Use Spare Rooms Into A Second Living Area Or Home Office/study

Feature 4

A Large Lounge With An Open-plan Dining Area And A Stylish Neutral Dcor

Feature 5

Convenient Utility Room: Includes Space For A Washer/dryer

Feature 6

Under-stairs Storage: A Practical Solution To Declutter And Maximize Usable Space In The Hallway

Feature 7

Ensuite And Main Bathroom: Ensuring Privacy And Comfort

Feature 8

Allocated Parking

Feature 9

Just A Short Walk To The Coast, Adding To The Property's Appeal For Seaside Living

Feature 10

With No Garden To Manage, The Property Is Ideal For Those Seeking A Hassle-free Living Experience

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SPACIOUS DUPLEX APARTMENT WITH MODERN KITCHEN, VERSATILE LIVING AREAS, AND PRIME COASTAL LOCATION

Discover this spacious four-bedroom duplex apartment that defies expectations with its generous layout and modern amenities. Ideal for a busy family or those looking to downsize while still accommodating guests, this property offers an impressive living experience without the hassle of garden maintenance.

As you step inside, you're welcomed by a spacious hallway with under-stairs storage. The bright and airy lounge features an open-plan dining area, providing plenty of room for relaxation and entertaining. Large windows with wooden shutters allow natural light to fill the space, complementing the neutral decor, solid wood doors, and grey carpet. The modern kitchen from Howdens was fitted in 2017 and boasts Granite worktops and includes under-cupboard spotlights, a built-in dishwasher, and a large five-ring gas oven, which will stay with the property. Off the kitchen is a separate utility room with space for a washer/dryer, along with a convenient downstairs WC.

As you move to the second floor, you'll discover four sizable bedrooms, providing ample space for relaxation and privacy. The main bathroom and an ensuite ensure that family and guests alike have their own space. Equally the spare bedrooms can be used as a 2nd living area or home office/study.

With allocated parking and just a short walk to the beach, this duplex apartment combines comfort with a desirable location. This is not your typical apartment; viewing is essential to fully appreciate the space and versatility it offers. Don't miss your chance to explore this unique property.

Finer Details

EPC: B

Council tax Band: D

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Services: Water, Electric and Gas are metered

Tenure: Leasehold

Monthly service charge: 72.50 which includes the buildings insurance.

Lease Details: 125 year lease

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