



16 Griffiths Court, Rhyl, LL18 3YF

Offers Over £160,000

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This modern 2-bedroom semi-detached home, built just 6 years ago, is located on Rhyl's Coast Road, moments from the beach. Perfect for first-time buyers or downsizers, it features a stylish kitchen, spacious lounge, 2 good-sized bedrooms, and a contemporary bathroom. 360 tour available.

Room Measurements

W.C

Lounge: 4.55m x 3.43m

Kitchen: 2.48m x 2.41m

Bathroom: 1.80m x 1.68m

Bedroom One: 3.43m x 3.39m

Bedroom Two: 2.52m x 2.33m

Parking: Driveway Parking

Gardens: Enclosed patio and grassy area to the rear of the property.

Tenure: Freehold

Services: Mains gas, electric, water and drainage.

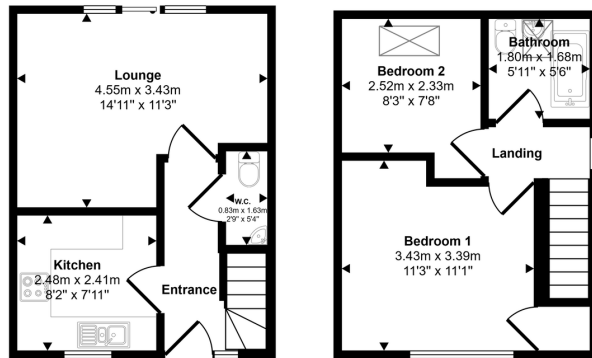
Boiler: 6 Years Old, Located in the main bedroom.





- Modern semi-detached home, built just 6 years ago
- Well-equipped kitchen with fitted appliances and a gas hob
- Contemporary bathroom with both a bath and shower over
- Easy access to A55 for commuting
- Prime location on Rhyl's Coast Road, just a short drive from the beach
- Bright and airy lounge with garden access – perfect for entertaining
- Handy downstairs WC

Approx Gross Internal Area
53 sq m / 570 sq ft



Ground Floor
Approx 27 sq m / 290 sq ft

First Floor
Approx 26 sq m / 280 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.

