





# 18 Llewelyn Court, Rhyl, LL18 4NR

Offers Over £170,000

3 1 1





This three-bedroom semi-detached home is perfect for first-time buyers or those seeking a comfortable, convenient property. The open-plan lounge and dining area lead to the rear garden, while the well-equipped kitchen features a breakfast bar. There are three bedrooms, one used as a home office, and a family bathroom. The enclosed garden includes a garage for storage, and there is driveway parking. Located near local amenities, schools, and transport links. Contact us today to arrange a viewing!

## Room Measurements:

## Entrance Porch

Lounge/Diner: 3.38 x 7.28m

Kitchen: 2.17m x 2.59m

Bedroom One: 2.56m x 4.35m

Bedroom Two: 1.89m x 2.96m

Bedroom Three: 1.79m x 2.77m

Bathroom: 2.48m x 1.63m

Gardens: Enclosed rear garden with a single garage.

Front gardens: Driveway Parking and Gravel Area directly in front of the property.

Tenure: Freehold

Services: Mains gas, Electric, Water and Drainage.

Boiler: Located in the Loft. Combi Boiler. Around 8/9 years old.

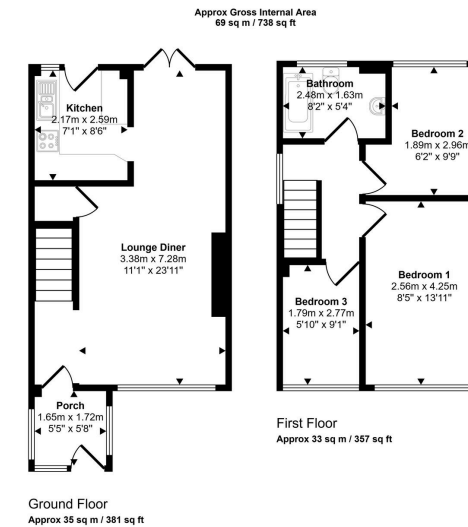
Council Tax Band: C







- Three Bedrooms – Including a home office option
- Open-Plan Lounge/Diner – Leads to the rear garden
- Well-Equipped Kitchen – With breakfast bar
- Family Bathroom – Featuring a bath and toilet
- Enclosed Rear Garden – Private outdoor space
- Driveway Parking & Garage – Off-road parking and storage



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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