



7 Llys Brenig, Rhyl LL18 4BX

Offers Over £190,000

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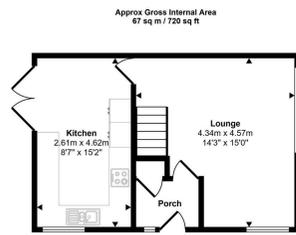
This immaculately presented 3-bedroom semi-detached house on Llys Brenig, Rhyl, is the perfect opportunity for movers looking for a modern, upgraded property in a popular location. Upon entering, you are welcomed into an entrance porch with the added convenience of an understair storage cupboard. From here, a door leads into a bright and spacious lounge, enhanced by multiple windows that allow an abundance of natural light to flood the room. The contemporary, grey gloss fitted kitchen is accessed from the lounge, offering a sleek and stylish space for cooking. French doors from the kitchen lead directly out to the private rear garden, creating a seamless indoor-outdoor flow. Upstairs, the property offers three well-presented bedrooms, each providing a comfortable and relaxing space. The bathroom has been recently renewed with a modern suite, ensuring a fresh and stylish feel. The property is fully double glazed and gas central heated for year-round comfort. Outside, there is a garage and ample parking space, along with a private garden, offering a great space for outdoor activities with a lawned garden and a paved area. Situated on a corner plot, the property benefits from an impressive frontage and an open outlook to the front, providing a pleasant and welcoming aspect. This property offers a fantastic opportunity for those seeking a well-maintained, move-in-ready home with great outdoor space, making it an ideal home for your next move!

Tenure: Freehold

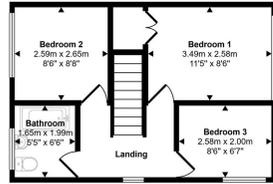
Services: Mains gas, electric and drainage. Water is metered.

Council Tax Band: C





Ground Floor
Approx 33 sq m / 353 sq ft



First Floor
Approx 34 sq m / 367 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 Spruay 360.

- Three Bedrooms, Two Reception Rooms
- Modern Kitchen & Bathroom
- Driveway & Garage
- Great Location
- EPC Rating C



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High Street, Rhuddlan LL18 2UA

Important notice: LL Estates. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and LL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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