



 Hazel Court, Rhyl  
Rhyl

£260,000



Situated in a quiet cul-de-sac, this well-maintained three-bedroom detached family home offers generous living space and a flexible layout, perfect for modern family life. The property was extended in the early 2000s, and planning permission is in place for the completed extension, which adds valuable additional living space.

Inside, there are two reception rooms, with a separate dining area that flows seamlessly into the second reception room, ideal for entertaining or day-to-day family living. The kitchen is a great size, filled with natural light, and there is a useful utility area with a downstairs WC. At the front of the property, the spacious lounge provides a warm and inviting place to relax.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with ensuite, and a main family bathroom with a bath.

Outside, the home offers a driveway for off-road parking, an attached garage, and a paved rear garden with mature plants and shrubs—perfect for low-maintenance outdoor enjoyment.

Offered with no onward chain, this property is ready to move into and offers excellent potential in a desirable residential location.

### Planning & Alterations

The property was extended in the early 2000's and all planning permission is in place.

**Tenure:** Freehold

**Council Tax Band:** D

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2





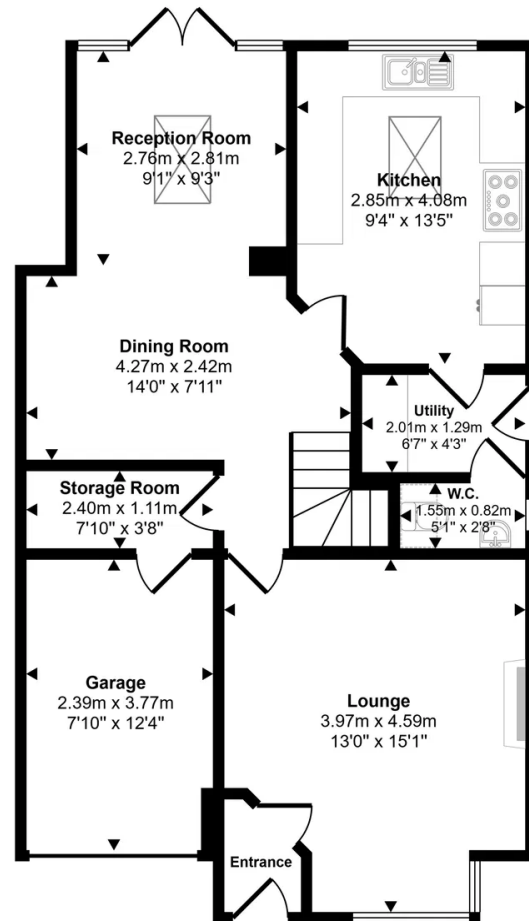








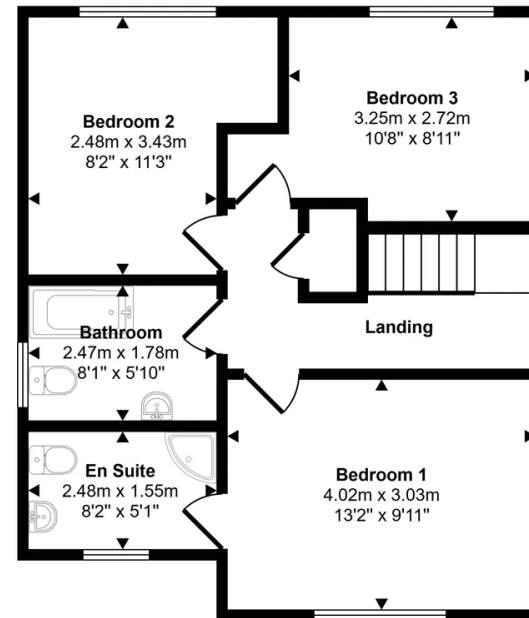
Approx Gross Internal Area  
118 sq m / 1272 sq ft



Ground Floor  
Approx 68 sq m / 737 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.



First Floor  
Approx 50 sq m / 535 sq ft

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