



## Llewelyn Court, Rhyl – LL18 4NR

£160,000 Freehold

This well-presented semi-detached home is a great starter property for first-time buyers or families, offering smart living space in a convenient location close to shops, schools, and transport links.

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### **Lounge**

15' 1" x 10' 10" (4.61m x 3.29m)

This bright and welcoming front-facing lounge features contemporary flooring, a bold feature wall and a large window that allows plenty of natural light to fill the space. Clean lines and neutral tones enhance the modern yet comfortable feel.

### **Kitchen Diner**

8' 3" x 14' 8" (2.52m x 4.46m)

This spacious kitchen diner features a practical layout with tiled flooring and ample worktop space. Brightened by natural light from both a side window and large sliding doors to the conservatory, the room offers a functional and inviting setting for everyday living.

### **Conservatory**

7' 9" x 8' 5" (2.36m x 2.56m)

This bright conservatory offers a peaceful space with views over the rear garden. Surrounded by windows, it allows in plenty of natural light and provides a seamless connection between indoor and outdoor living.

### **Garden**

The rear garden is well-maintained and fully enclosed, featuring a neat lawn, planted borders and a gravel seating area ideal for relaxing. A paved path leads through the garden, while fencing on all sides provides a good level of privacy.



### Main Bedroom

14' 2" x 8' 4" (4.31m x 2.55m)

This front-facing bedroom is bright and versatile, with a large window allowing in plenty of natural light. Finished in neutral tones with hard flooring, it's well-suited for use as a bedroom, home office or multi-purpose space.

### Bedroom 2

9' 7" x 8' 4" (2.92m x 2.55m)

This rear-facing bedroom enjoys garden views through a wide window, creating a light and pleasant atmosphere. Neutral décor and a simple layout make it a calm and versatile space.

### Bedroom 3

6' 5" x 5' 7" (1.96m x 1.71m)

This front-facing third bedroom is compact yet functional, making it ideal as a child's room, guest space, or home office.

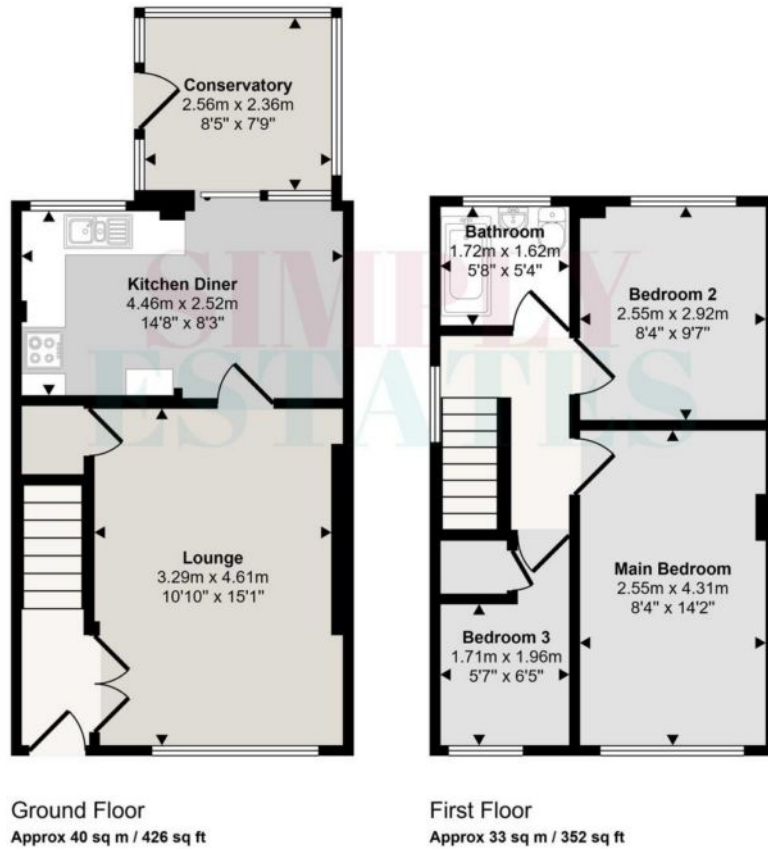
### Bathroom

5' 4" x 5' 8" (1.62m x 1.72m)

The bathroom features a clean, modern finish with a full-sized bathtub and overhead shower, complemented by a glass screen. Built-in vanity storage and neutral tiling offer both practicality and a streamlined look.



Approx Gross Internal Area  
72 sq m / 778 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.

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