



**Rhydwen Drive, Rhyl**

**£175,000**



 **ESTATES**  
RHYS-JONES & YOUNG



**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Set on a generous corner plot, this end of terrace four bedroom home offers well balanced accommodation arranged over two floors, with a practical layout that flows well for everyday living. The property has benefited from a number of key improvements including solar panels, recently installed windows and doors, and a modern boiler fitted approximately one year ago, all helping to improve energy efficiency and reduce running costs.

The ground floor is entered via a porch, leading into a central hallway that provides access to all principal living spaces. To one side sits a good sized kitchen, offering ample room for storage and preparation, with the added convenience of an adjoining utility area. A downstairs shower room further enhances the practicality of the layout, making it ideal for busy households.

From the hallway, the accommodation opens through to two separate reception rooms, comprising a comfortable lounge and a dining room. These versatile spaces lend themselves well to family life, entertaining guests, or accommodating a home working setup, while still retaining a sense of separation.

Upstairs, the first floor continues the sensible arrangement, with four well proportioned bedrooms accessed from the landing. The recently modernised family bathroom adds a contemporary touch and reduces the need for immediate expenditure, offering buyers a ready to use space.

Externally, the property truly benefits from its corner plot position, enjoying a large, family sized garden that provides excellent outdoor space rarely found with this style of home. The garden offers plenty of potential for landscaping, outdoor seating, or play areas, making it ideal for families or keen gardeners.



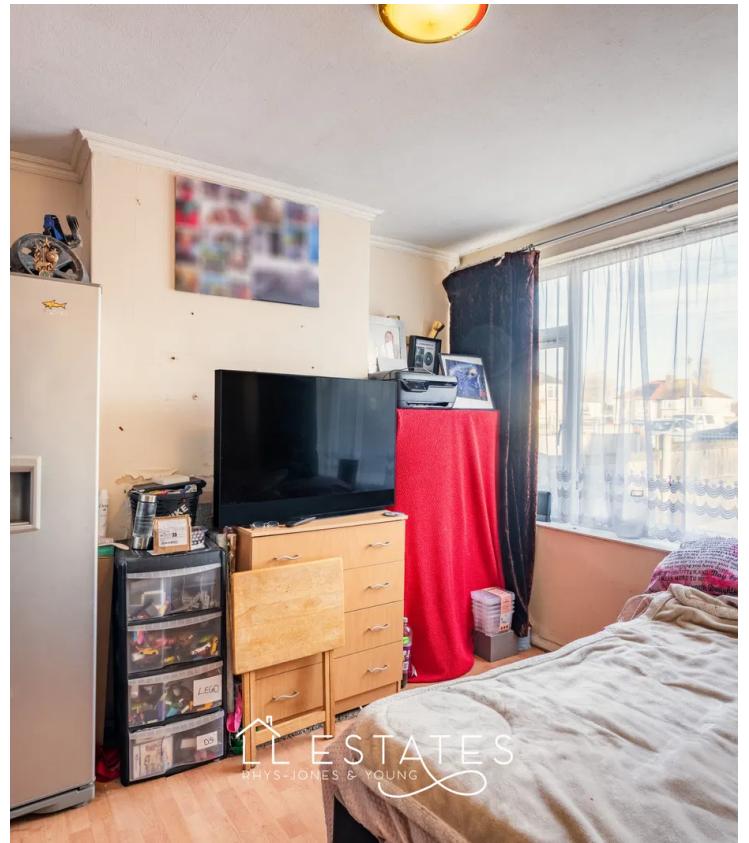
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**Council Tax Band: B**

**Tenure: Freehold**

**Property Type: End of Terrace House**



Bedroom 1: 3.68m x 4.16m (12'0" x 13'6")

Bedroom 2: 3.55m x 2.72m (11'8" x 8'11")

Bedroom 3: 2.93m x 3.32m (9'7" x 10'11")

Bedroom 4: 2.64m x 2.27m (8'8" x 7'5")

Bathroom: 1.63m x 3.01m (5'4" x 9'11")

## Services

Mains Gas and Electric - prepayment meters

Mains water and drainage.

Combi Boiler 1 year old and located in the kitchen.

EPC - C

Council Tax Band - B