

**Auction**

2 bed apartment to buy in LL18

59 Brighton Road, Rhyl, Denbighshire,
LL18 3HL

£80,000

 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Second Floor Flat
- ✓ Gas Central Heating
- ✓ Close to Public Transport
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located in a popular area of East Rhyl, Elwy are pleased to market a spacious, modern and bright second floor apartment. Sold fully furnished, the accommodation comprises of two double bedrooms, living room, kitchen and bathroom.

Previously in use as a 5* holiday rental generating a generous income of £130 per night, the property can comfortably sleep 6 guests.

Alternatively, a rental income of £750 PCM can be achieved for a long term tenant. Being sold with no chain.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 114 years remaining

Price: Starting Bid £80,000

Property Type: Apartment

Parking: On Street

Heating: Gas

Entrance/Hallway

3.19m x 2.09m (10'5" x 6'10")

Located on the second floor entrance is via sold oak door into a spacious hallway. Oak doors off to all rooms. High gloss laminate floor. Power points. Radiator.

Kitchen

3.64m x 2.85m (11'11" x 9'4")

Having a range of modern wall and base units with worktop over. Stainless steel sink and drainer with mixer tap. Russell Hobbs electric oven and hob with extractor over. Wall mounted Intergas Rapid 25 combi boiler. Void for fridge, freezer and washing machine (all appliances included) Metro tile splash back. High gloss laminate floor. Velux skylight. Radiator. Fire exit door to external fire escape. Power points.

Living Room

4.27m x 4.10m (14'0" x 13'5")

Velux skylight. uPVC window. Radiator. TV Connection point. High gloss laminate floor. Power points.

Master Bedroom

4.55m x 3.99m (14'11" x 13'1")

Velux skylight. Radiator. TV Connection point. High gloss laminate floor. Power points.

Bedroom 2

4.27m x 4.44m (14'0" x 14'6")

uPVC window. Radiator. TV Connection point. High gloss laminate floor. Power points.

Bathroom

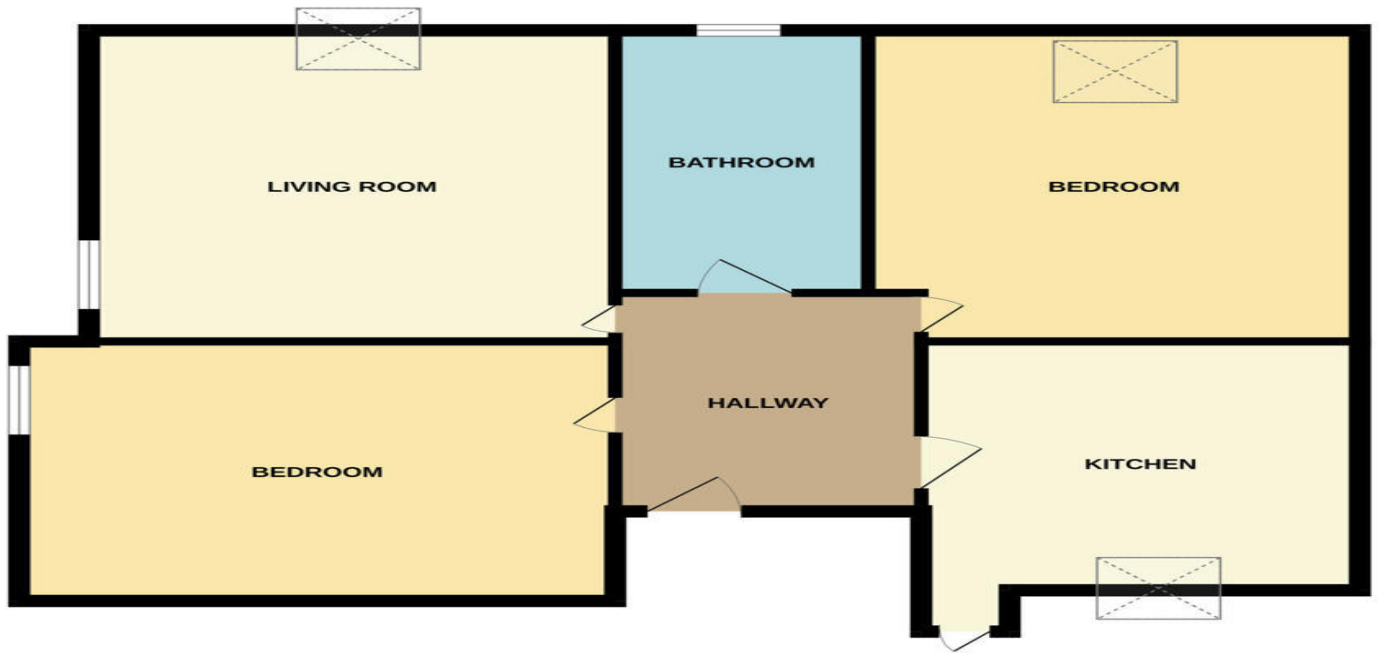
3.84m x 2.07m (12'7" x 6'9")

Four piece suite comprising of bath with central taps, low level flush toilet, pedestal sink and corner shower cubicle. Towel radiator. Tiled walls and floor. Mirror.

External

Gravel external areas. Parking Space.

GROUND FLOOR



TWO BEDROOM, SECOND FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

59 Brighton Road, Rhyl, Denbighshire, LL18 3HL

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

