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## Toffees Guest House, 56 East Parade, Rhyl, Clwyd LL18 3AW

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

### Description

A vacant substantial three storey semi-detached property which has been previously used as a six bedroomed guest house. The property benefits from double glazing, central heating, front and rear gardens, sea views and off-road parking. Following modernisation, it would be suitable for investment purposes or for use as a family home.

### Situated

Fronting East Parade facing the waterfront in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 0.5 miles from Rhyl town centre.

### Ground Floor

Porch, Hall, Living Room, Dining Room, Kitchen, Bedroom with En-Suite Shower Room/WC

### First Floor

Five Bedrooms (one with En-Suite Shower Room/WC), Communal Shower Room/WC, Separate WC

### Second Floor

Bedroom with En-Suite Shower Room/WC

### Outside

Front and Rear Gardens, Brick Outbuilding, Parking

### EPC Rating

D

### Council Tax Band

D

### Joint Agent

Lyons Estates

