

LOT
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The Cove Guest House, 48 River Street, Rhyl, Clwyd LL18 1PT

GUIDE PRICE **£180,000+***

VACANT RESIDENTIAL

Description

A vacant three story detached property which has previously been used as a 13 bedroomed guesthouse. The property benefits from double glazing, central heating, front and rear gardens, driveway and a separate single storey annex building. Following refurbishment and modernisation the property would be suitable for investment purposes or potential flat conversation, subject to gaining any necessary consents.

Situated

Off West Parade in a popular and well established area within close proximity to the waterfront, local amenities and transport links.

Ground Floor

Porch, Hall, Bedroom, Bathroom/WC, Family Room containing two Bedrooms with En-suite shower Room/WC, Kitchen/Diner, Utility Room.

First Floor

Four Bedrooms with En-suite Shower room/WC, Store room, Communal Shower room/WC.

Second Floor

Three Bedrooms, Separate WC, Communal Shower/WC.

Separate Annex Ground Floor

Bedroom with En-suite shower room/WC, Family Room containing two Bedrooms with En-suite shower room/WC.

Outside

Front and Rear Gardens, Driveway/Parking.

EPC Rating

D



Council Tax Band

B

Joint Agent

Lyons Estates

