22 Graham Drive, Rhyl, Denbighshire LL18 3RT £225.000

PETER LARGE

- ESTATE AGENTS ———

An opportunity has arisen to purchase a well maintained three bedroom detached bungalow close to the town of Rhyl. The property benefits from uPVC double glazing, gas central heating, large kitchen/diner, three good size bedrooms, garage, large garden store and gardens front and back. The town centre with its shops and public amenities is a short distance away as well as the beach and promenade. The property would suit a variety of buyers from the retirement market to a small family as schools catering for all age group are well catered for. Early viewing is recommended.

rhyl@peterlarge.com

01745 334411

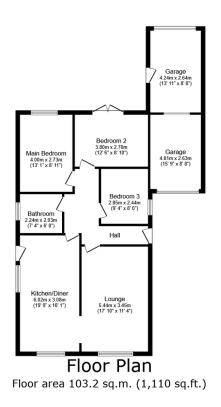
🍋 3 🖳 1 🔂 1



Key Features

- DETACHED BUNGALOW
- LARGE KITCHEN/DINER
- GARDENS FRONT & REAR
- FREEHOLD
- EPC D

- THREE DOUBLE BEDROOMS
- SOUGHT AFTER AREA
- GARAGE & GARDEN STORE
- COUNCIL TAX BAND C
- INSTRUCTED 09/09/2024



TOTAL: 103.2 sq.m. (1,110 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out to for guidance only and do not constidute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to theur accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.