

## 12 Epworth Road, Rhyl, Denbighshire, LL18 2NU

£272,000

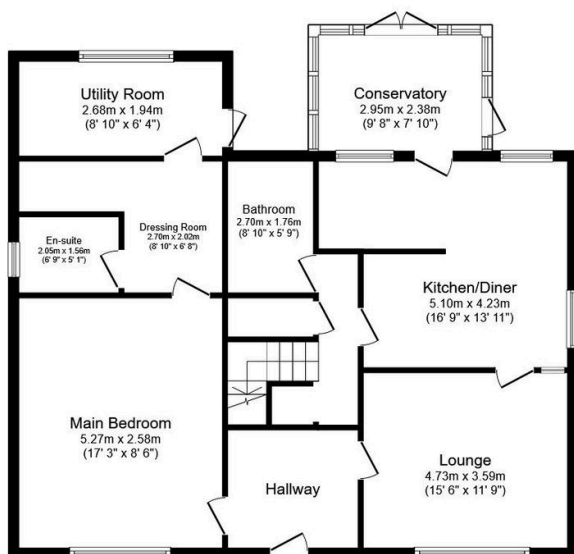
🛏 3 🚿 3 🛋 2



This deceptively spacious detached bungalow is now on the market for sale. Boasting a grand total of four double bedrooms and three bathrooms, this property offers an abundance of space and comfort. The residence is located in a quiet neighbourhood with nearby schools, making it an ideal home for both families and couples. The master bedroom is a real highlight, featuring its own en-suite and a walk-in closet, providing both luxury and practicality. The other bedrooms to the first floor accommodation are all double offering hillside views, creating a serene and picturesque environment. The kitchen, recently refurbished and property stands on manicured front and rear gardens with mature plants and shrubs, benefitting from off road parking.

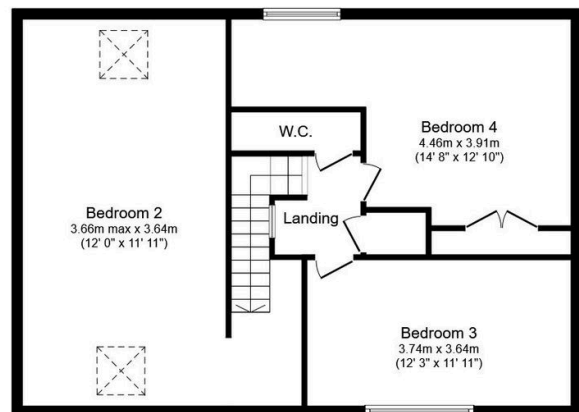
## Key Features

- Instructed-
- Council Tax- D
- Conservatory
- Manicured gardens
- Four double bedrooms
- EPC- D
- Freehold
- Local amenities and schools close by
- Off street parking
- Deceptively spacious



### Ground Floor

Floor area 105.8 sq.m. (1,139 sq.ft.)



### First Floor

Floor area 88.9 sq.m. (957 sq.ft.)

**TOTAL: 194.8 sq.m. (2,096 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](http://www.Propertybox.io)