

## 47 Burns Drive, Rhyl, LL18 3BW

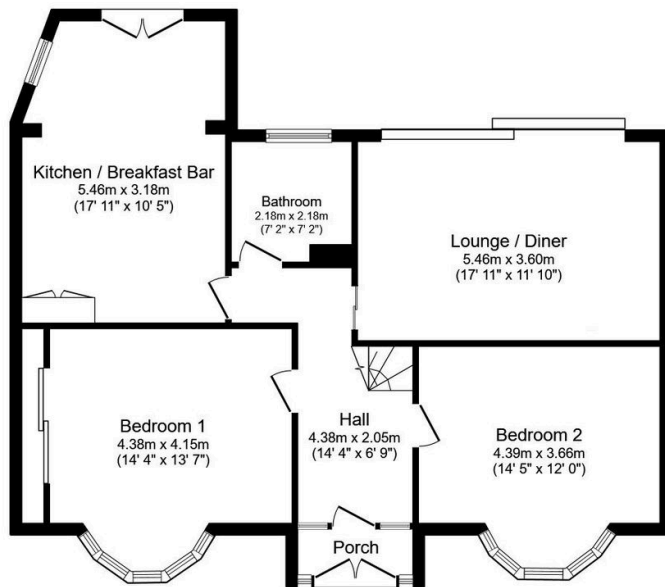
Offers Over £299,950

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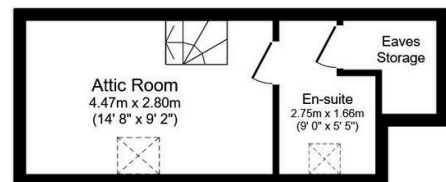
For sale is this immaculate detached bungalow that has been meticulously maintained and tastefully updated by its present owners. This property is nestled in a sought-after location, within walking distance of the seafront and promenade facilitating the perfect blend of tranquillity and convenience. The property boasts two spacious double bedrooms, Shower room, lounge /diner with large doors seamlessly leading onto the covered decked area and garden, kitchen with breakfast bar, transformed attic room with en-suite. One of the more unique features of this property is the garden, a well-maintained outdoor space offering a perfect setting for alfresco dining, relaxation, and entertaining family and friends having the extra benefit of a converted garage to Garden Room with Kitchenette and a Summer House. This property is ideal for those who value a blend of comfort, convenience, and outdoor living. Your early viewing is highly recommended.

- Beautifully presented detached bungalow
- Two spacious double bedrooms
- Attic room with en-suite
- Walking distance to seafront
- EPC - E / Council Tax - D
- Garden room and summer house
- Open-plan reception room
- Sought-after location
- Freehold
- Date instructed 07/05/2025 P/R 05/08/2025



**Ground Floor**

Floor area 91.6 sq.m. (986 sq.ft.)



**First Floor**

Floor area 17.2 sq.m. (185 sq.ft.)

**Total floor area: 108.7 sq.m. (1,171 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)