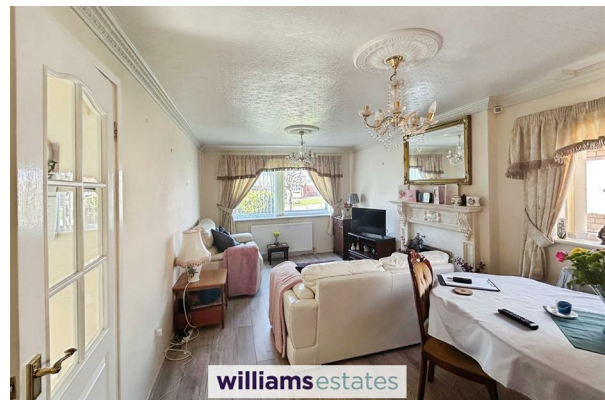


# williamslettings



**18 Llys Tudur, Rhyl, Denbighshire, LL18  
4AX**

**£950 PCM**

 2  1  1  C

**EPC - C70    Council Tax Band - C    Deposit - £950 PCM**

# Llys Tudur, Rhyl

## 2 Bedrooms - Bungalow

A lovely two bedroomed detached bungalow available to let on a desirable residential estate in Rhyl, with excellent public transport links, garage and driveway this well presented bungalow comprises of large lounge, modern kitchen, two good sized bedrooms both having a built in wardrobe and conservatory leading to an enclosed garden. To be considered for this property you will need an annual income of above £28,500. This property can be let out on a part furnished basis.

### Front door leading into hallway

Storage cupboard

### Kitchen/dining room

10'4" x 7'5"

Modern kitchen with a large Upvc window overlooking the side of the property and benefiting from plenty of light.

### Lounge

10'0" x 18'2"

A large lounge with upvc window overlooking the front garden and a further window to the side of the property, feature mantle and door leading to bedrooms and bathroom.

### Bedroom 1

8'11" x 9'3"

A double bedroom with built in wardrobes and entry into the conservatory

### Bedroom 2

8'3" x 8'5"

Another good sized bedroom with built in wardrobes and Upvc overlooking the rear garden

### Bathroom

3'6" x 8'11"

Three piece suit with electric shower over the bath

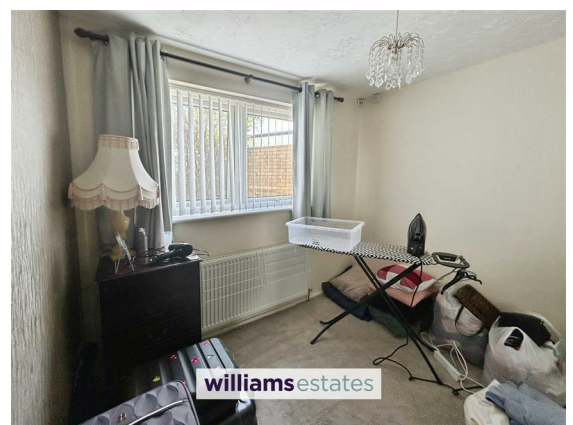
### Conservatory

A half brick half Upvc conservatory leading into the rear garden

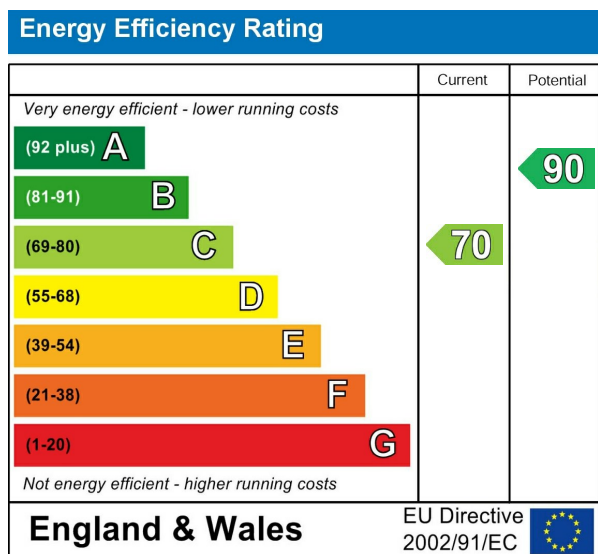
### Garage & driveway

A single garage with up and over door, and driveway with parking for two cars.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



Call us on  
01745 299399

[Lettings@williamsestates.com](mailto:Lettings@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.