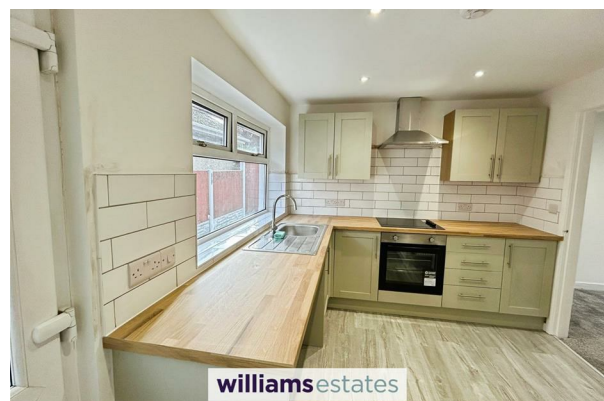


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13 Epworth Road, Rhyl, LL18 2NT

£950 Per Month

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EPC - D62 Council Tax Band - C Deposit -£950

Epworth Road, Rhyl

2 Bedrooms - Bungalow - Detached

A well presented newly refurbished Two bedroomed bungalow available To let in South Rhyl, this beautifully presented detached bungalow comprises of a large lounge through to dining room, modern kitchen with built in oven and hob, modern bathroom and two double bedrooms. There is an enclosed garden to the front and rear, driveway with ample parking and garage. To be considered for this property you will need an annual income of above £28,500

Porch

5'0" x 5'8"

Internal porch with storage cupboard enclosing a Worcester boiler

driveway offers ample parking and a garage for storage.

Lounge/dining area

14'10" x 19'6"

A newly decorated lounge area, with a large window with deep windowsill overlooking the front garden, new grey carpet flooring and modern floating electric fire, spot light lighting. Leading into the dining area.

Dining area

Leading off the lounge area with spot light lighting

Kitchen

8'5" x 13'0"

Newly fitted kitchen with draw, wall and base units, integrated electric oven and hob, extractor fan & hood, void for washing machine and dishwasher, sink with drainer, large window overlooking the side of the property, storage cupboard and pantry giving additional storage space.

Bathroom

7'9" x 5'6"

A modern bathroom with electric shower over the bath, Wc, vanity cupboard and basin, heated towel rail.

Bedroom 1

8'1" x 12'1"

Double sized bedroom with new grey carpets and window over looking the rear of the property.

Bedroom 2

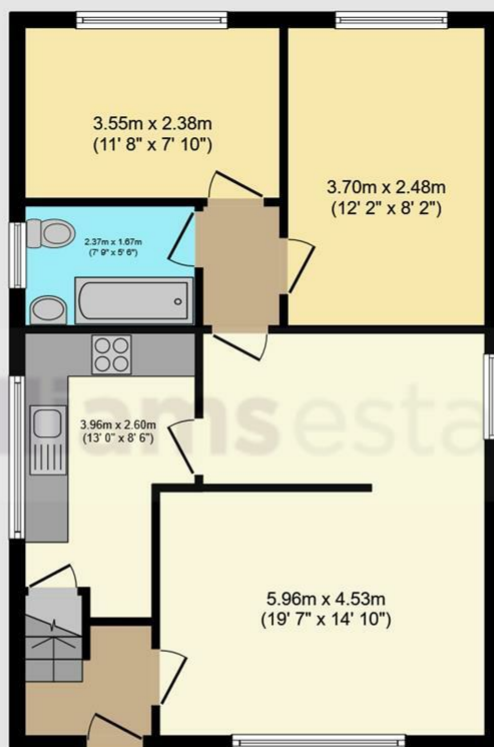
7'9" x 11'7"

Double sized bedroom overlooking the rear of the property new grey carpets.

Outside

There is an enclosed garden to the front and rear of the property, both are easy to maintain with the front having mature shrubs and the rear enclosed with panelled fencing, the





Floor Plan

Floor area 63.1 sq.m. (679 sq.ft.)

Total floor area: 63.1 sq.m. (679 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

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.

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