



Arran Drive, Rhyl LL18 2NS Offers In Excess Of £210,000

Monopoly Buy Sell Rent are pleased to offer this three-bedroom detached bungalow in a sought-after location on the outskirts of Rhyl. The property is a tardis with ample space throughout briefly offering a lounge, second reception (currently computer room), kitchen, three bedrooms (two double and one single) and family bathroom. The property has been thoroughly modernised by the current owners and could only be described as a turn-key property. The property has excellent transport links into town and country walks within touching distance.

Viewing Highly Recommended!

- Modernised Detached 3 Bedroom Bungalow
- Close To Excellent Schools
- Country Walks From Your Doorstep
- Located in Quiet Neighbourhood
- Freehold Property
- Council Tax Band C



Entrance Porch

1.93 x 1.12 (6'3" x 3'8")

A composite front door opens up to this useful porch, constructed of brick with large double-glazed windows and a rubber roof having cushioned flooring and a sliding double-glazed patio door that leads you into the computer room.

Computer Room

3.85 x 2.65 (12'7" x 8'8")

A good-sized room with laminate wood flooring and a double-glazed window overlooking the side of the property with a radiator having a decorative cover and a paneled door leading into the lounge.

Lounge

3.73 x 3.37 (12'2" x 11'0")

A beautiful room with a central fireplace having a stone marble surround with downlights housing a gas fire, with coved ceiling, laminate wood flooring a large double-glazed window overlooks the front of the property and an oak veneer door leads you into the inner hallway.

Inner Hallway

4.63 x 0.90 (15'2" x 2'11")

The laminate wood flooring continues through to the inner hallway with doors leading into all bedrooms, shower room and kitchen with a slim storage cupboard and a hatch accessing the insulated loft.

Kitchen

3.21 x 3.00 (10'6" x 9'10")

A newly fitted kitchen with a range of light grey base, wall and drawer units having a grey oak effect worktop, black granite composite sink with integrated electric oven, induction hob with extractor hood, microwave, tall fridge freezer and a wine cooler fridge. Space for washing machine, a breakfast bar table and storage cupboard housing the Worcester boiler. Vinyl wood effect flooring with a double-glazed window overlooking the side of the property and an external door leading you out to the driveway.

Master Bedroom

4.25 x 3.03 max (13'11" x 9'11" max)

A good sized double bedroom with carpeted flooring having floating bedside shelves with plenty of space for storage cupboards, radiator and a double-glazed window overlooking the rear of the property.

Shower Room

2.29 x 2.02 (7'6" x 6'7")

A modern newly fitted bathroom suite comprising a floating vanity unit with hand wash basin having a waterfall tap, a corner shower unit with a thermostatic shower and a comfort height low flush WC. Tall floating storage cabinet, mirrored cupboard, amphasite towel radiator and wood effect tiled flooring with white tiled walls and a privacy double glazed window overlooks the side of the property.



Bedroom 2

3.05 x 2.41 (10'0" x 7'10")

A double bedroom with carpeted flooring, radiator, and uPVC double-glazed window overlooking the rear of the property.

Bedroom 3

2.46 x 2.07 (8'0" x 6'9")

A single bedroom with carpeted flooring and a double-glazed window overlooking the side of the property.

Front Garden

The property benefits from a lawned front garden with borders full of shrubs and colourful perennials with panelled fencing and a newly laid driveway providing off-road parking for two vehicles with a large timber gate leading you to the rear garden.

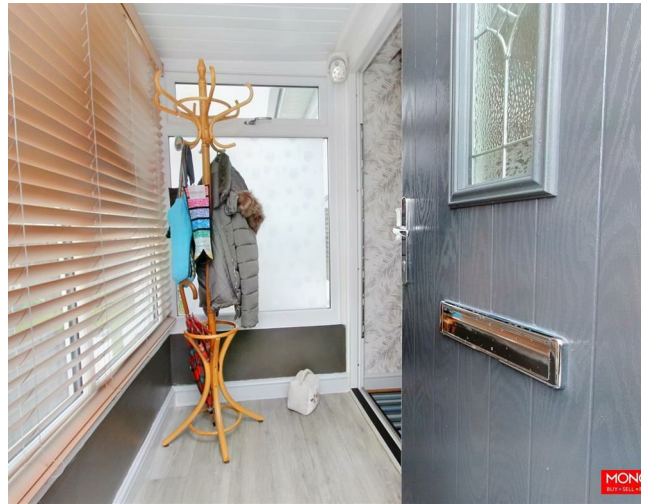
Rear Garden

A private and well enclosed rear garden with lawn area, raised beds, greenhouse and a large shed workshop which has electricity and insulation.

Additional Information

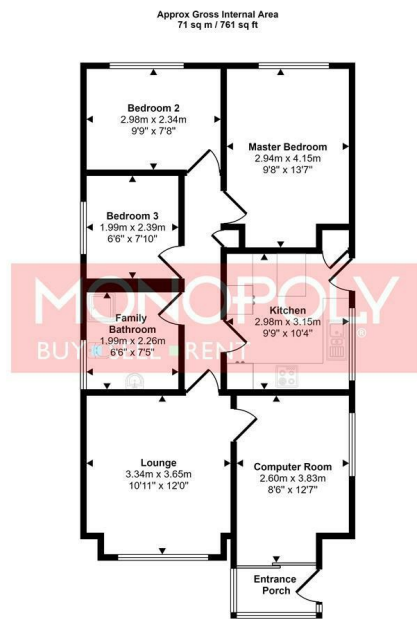
Recently refurbished throughout with a modern fitted kitchen and bathroom, all windows have blinds and the property is heated by gas central heating with double-glazed windows throughout. Council Tax Band C and freehold property.





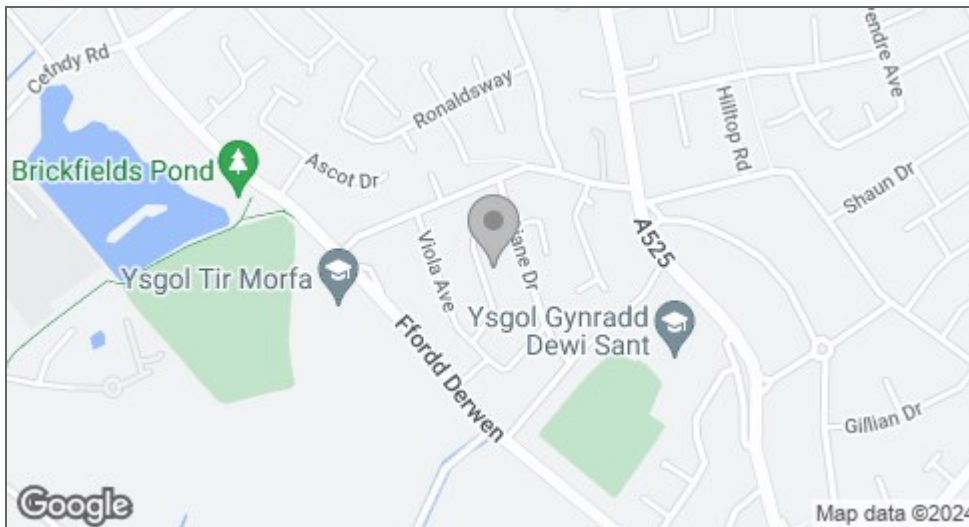






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

