



11 BURNS DRIVE, RHYL, LL18 3BN
£190,000

An opportunity to acquire this generously sized property in need of modernisation throughout, brings endless possibilities to customise and create your dream home. Situated in Burns Drive, Rhyl - a charming location for this delightful detached bungalow! Offering a peaceful setting, whilst being close to the Rhyl sea front promenade and local amenities.

The property boasts from the following accommodation: two reception rooms, kitchen, two bedrooms, bathroom, wc and a loft room. To the exterior there are garden areas to front and rear, driveway providing off road parking and leading to the external garage. The property also benefits from gas central heating and double glazing.



Porch

Dining Room 12'1 x 9'4 (3.68m x 2.84m)

Lounge 17'4 x 14'5 (5.28m x 4.39m)

Kitchen 15'1 x 9'4 (4.60m x 2.84m)

Bedroom 1 12'9 x 13'7 (3.89m x 4.14m)

Bedroom 2 12'6 x 8'2 (3.81m x 2.49m)

Bathroom

WC

Loft Room 10'6 x 12'2 (3.20m x 3.71m)

Exterior

There are good sized garden areas to the front and rear of the property, with a driveway providing off road parking and giving access to the external garage.

Directions

From our office on Russell Road, proceed along Russell Road and take a left turn into Old Golf Road by Happy Days Childrens Nursery. Take the second turning right into Burns Drive and No 11 can be seen on the right hand side

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 17th September 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
	78		
	51		