



**17 Michaels Road, Rhyl, Denbighshire,  
LL18 4SH**

**Offers Over £150,000**

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**EPC - D55 Council Tax Band - C Tenure - Freehold**

# Michaels Road, Rhyl

## 3 Bedrooms - Bungalow - Detached

This detached bungalow is located within a quiet cul-de-sac and the accommodation briefly affords the entrance hallway, lounge, kitchen that would benefit from an upgrade, side sun room, bathroom plus three bedrooms. Having no onward chain this property also benefits from having double glazing, gas central heating, driveway and a sunny aspect, good size rear garden. EPC is D 55. Freehold. Council tax band C.



### Accommodation

Double glazed door provides access into the hallway.

### Entrance Hallway

Having radiator, laminate flooring & doors off:

### Lounge

13'5" x 11'1"

Having laminate flooring, radiator, fire surround and double glazed bay window to the front.

### Kitchen

13'10" x 8'1"

Fitted with wall, base and drawer units, worktop surfaces, wall tiles, bowl and a half single drainer sink with mixer tap, plumbing for a washing machine, built in oven, gas hob, radiator, laminate flooring, double glazed rear window, double glazed side window & door that leads to the side sun room.

### Sun Room

18'4" x 8'0"

With laminate flooring, uPVC double doors to the front plus double glazed rear door with fixed adjacent windows.

### Bedroom 1

10'2" x 10'1"

With laminate flooring, radiator and double glazed rear window.

### Bedroom 3

9'9" x 7'1"

With radiator and double glazed side window.

### Bedroom 2

8'11" x 7'3"

Having a radiator and double glazed front window.

### Bathroom

8'8" x 4'11"

Comprising of a vanity wash hand basin, toilet and P' shaped bath with mixer shower, glass shower screen, radiator, wall tiles, loft hatch, vinyl flooring and double glazed side window.





## Outside

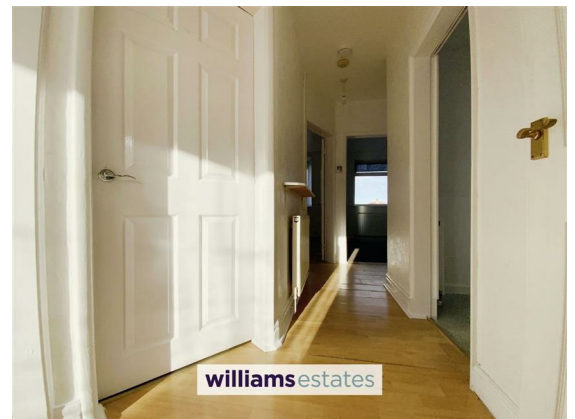
The front offers a driveway with side access to the rear garden.

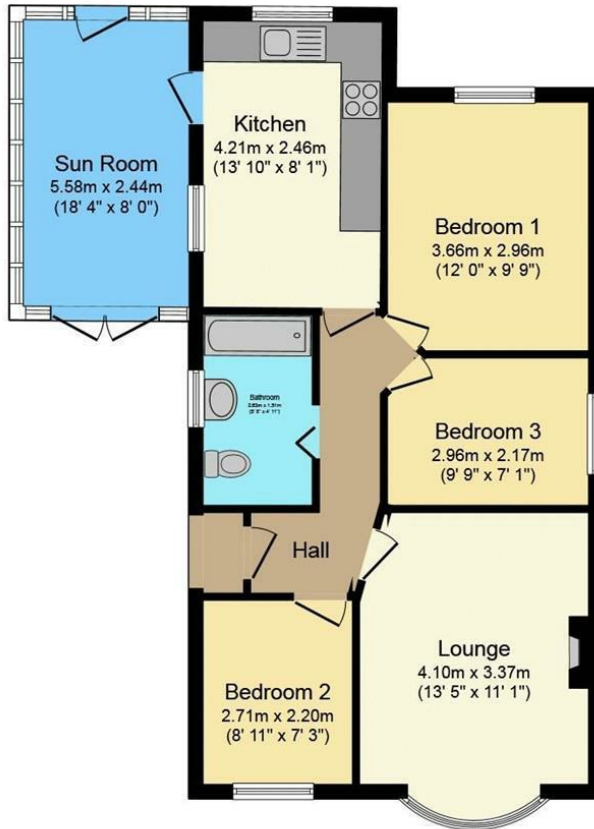
Having a sunny aspect enclosed garden which offers a paved patio area and the main garden is lawned which continues down the side of the bungalow.

## Directions

Proceed onto Vale Road that leads onto Rhuddlan Road.

After the petrol station turn left onto Holland Park Drive then first right onto Michaels Road.





**Floor Plan**

Total floor area 71.9 m<sup>2</sup> (774 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

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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.