

**12 Bryncoed Park, Rhyl, Denbighshire,
LL18 4SF**

£159,950

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EPC - D64 Council Tax Band - C Tenure - Freehold

Bryncoed Park, Rhyl

2 Bedrooms - Bungalow - Detached

This detached bungalow is to be sold with no onward chain and is located within a popular area in Rhyl. The accommodation briefly affords the entrance porch, hallway, lounge, L-shaped kitchen diner, bathroom plus two bedrooms. Having double glazing, gas central heating, driveway and enclosed rear garden. EPC is 64D. Freehold. Council tax band is C.



Accommodation

Composite front door giving access into the porch

Entrance Porch

4'5" x 4'4" (1.35 x 1.32)

With double glazed windows and glazed door leading into the hallway.

Hallway

Having loft hatch, radiator and doors off:

Lounge

12'5" x 10'11" (3.78 x 3.33 (3.79 x 3.32))

Having a radiator, T.v connection and double glazed bay window with fitted blinds to the front.

Kitchen Diner

17'1" max x 9'11" max (5.21 max x 3.02 max)

L-shaped - fitted with wall, base and drawer units, glass display units, worktop surfaces, wall tiles, built in oven, gas hob with extractor fan over, plumbing for a washing machine & dishwasher, single drainer sink with mixer tap, void for a fridge freezer, wall mounted boiler, vinyl flooring, radiator and double glazed French door that lead out to the rear enclosed garden.



Bedroom 1

11'5" x 10'10" (3.48 x 3.30)

With radiator and double glazed rear window with fitted blind.

Bedroom 2

10'10" x 8'11" (3.30 x 2.72)

Having a radiator and double glazed side window with fitted blind.

Bathroom

5'11" x 5'8" (1.80 x 1.73)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, glass shower screen, extractor fan, black & white wall tiles, vinyl flooring, heated towel rail and double glazed side window with roller blind.



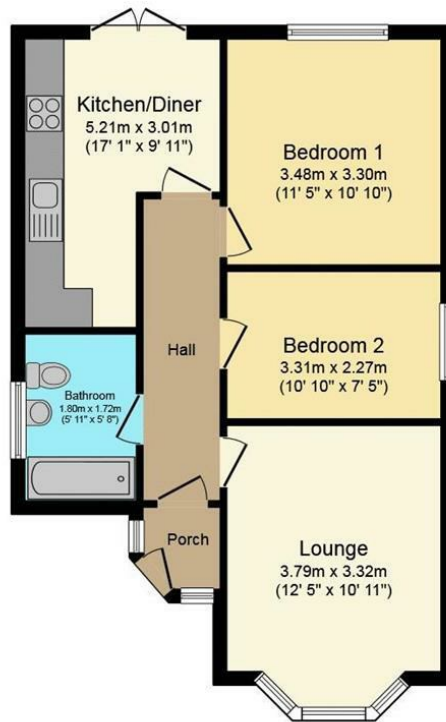
Outside

The front offers a driveway with a gravelled low maintenance garden, side gate leading to the rear. The rear garden offers a paved patio & lawn. Enclosed by fencing.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road, after the petrol station turn left onto Stanley Park Avenue and continue straight onto Bryncoed Park. Go around the corner turn right then first left. This bungalow can be seen on your left.





Floor Plan

Floor area 56.8 sq.m. (611 sq.ft.) approx

Total floor area 56.8 sq.m. (611 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

Rhyl@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.