



**1 Gillian Drive, Rhyl, LL18 4TB**

**£245,000**

 2  1  2  C

**EPC - C70    Council Tax Band - C    Tenure - Freehold**



# Gillian Drive, Rhyl

## 2 Bedrooms - Bungalow - Detached

This corner detached bungalow is well presented and is ready to move in. The accommodation briefly affords the entrance porch, hallway, lounge with bay window, toilet, shower room, dining room, modern kitchen with access to a rear conservatory plus two double bedrooms. Having double glazing, gas central heating, concrete imprint driveway, garage, rear courtyard garden plus sweeping front & side lawned gardens. EPC is 70 C. Freehold. Council tax band C.



### Accommodation

Via double glazed french doors into the porch.

### Porch

With glazed door into the hallway.

### Hallway

With meter cupboard, radiator, storage cupboard and loft access hatch.

### Toilet

4'11" x 2'7" (1.52 x 0.79)

With push button toilet, tiled walls, tiled flooring and double glazed window.

### Shower Room

5'8" x 6'11" (1.75 x 2.11)

Comprising of a shower enclosure, built in vanity wash hand basin with ample storage, fully tiled walls, tiled flooring, heated towel rail, concealed central heating boiler and double glazed window to the rear.

### Lounge

10'5" x 16'7" (3.19 x 5.07)

With feature fire surround and living flame effect electric fire, wall lighting, tv connection, radiator and double glazed bay window to the side.

### Bedroom 1

11'5" x 9'11" (3.48 x 3.03)

With radiator, built in wardrobes and double glazed windows to the front and side.

### Bedroom 2

10'11" x 8'11" (3.34 x 2.72)

With built in wardrobes, radiator and double glazed window to the front.

### Dining Room

9'5" x 11'8" (2.88 x 3.57)

With tv connection point, double glazed sliding doors onto the rear garden and sliding doors into the kitchen.



## Kitchen

10'7" x 8'9" (3.25 x 2.69)

Fitted with a range of wall, drawer and base units, complementary worktop surfaces, built in oven with electric hob and extractor hood over, single drainer sink with mixer tap, integrated washing machine, fridge and freezer, tiled flooring and double glazed windows to the front and rear. Double glazed door to the conservatory.

## Conservatory

8'3" x 7'8" (2.53 x 2.36)

Being fully double glazed, with tiled flooring, wall lights and double glazed door to the rear garden.

## Outside

The front and side gardens are mainly laid to lawn with a variety of plants and shrubs, paved pathway leading to the front door and side access to the rear. A concrete imprinted driveway provides off road parking for several vehicles.

The rear garden is paved for ease of maintenance.

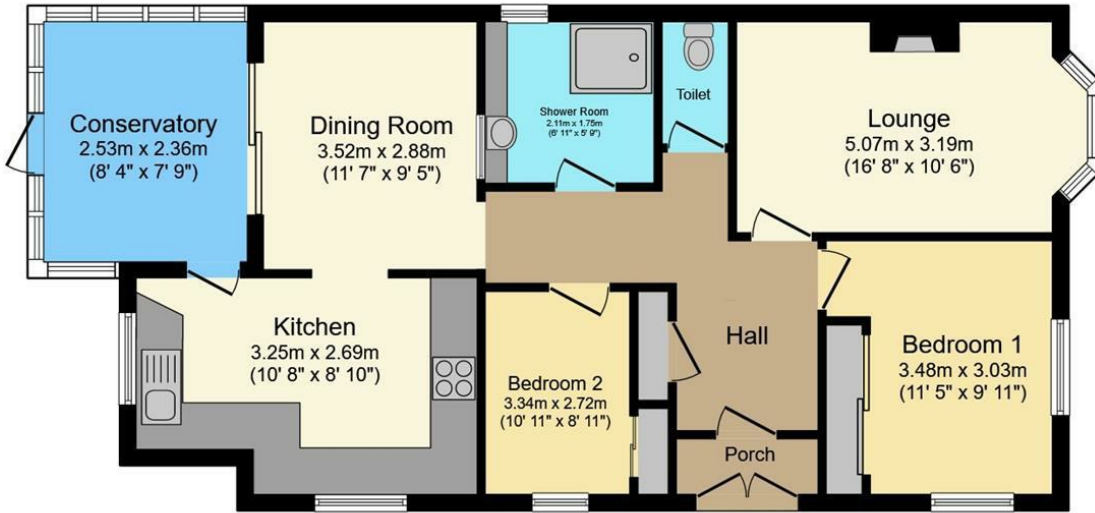
## Detached Garage

With timber doors, window and personnel door to the side.

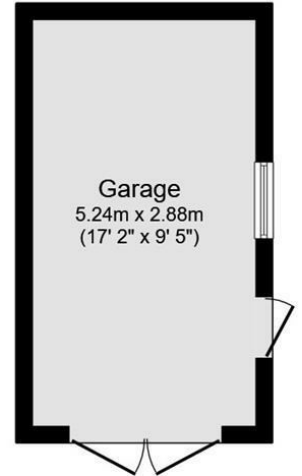
## Directions

From the Rhyl Office proceed up Bodfor Street turning right onto Wellington Road and right again onto the High Street, continue along over the railway bridge and onto Vale Road following the road onto Rhuddlan Road take a left turn onto Rosehill Road and proceed along and then turn right onto Gillian Drive.





**Floor Plan**



**Garage**

Total floor area 90.2 m<sup>2</sup> (971 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.