



**12 Burns Drive, Rhyl, Denbighshire,  
LL18 3BN**

**£259,950**

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**EPC - D65 Council Tax Band - C Tenure - Freehold**

# Burns Drive, Rhyl

## 2 Bedrooms - Bungalow - Detached

This detached bungalow is to be sold with no onward chain and has undergone a full refurbishment programme to a high standard. The accommodation affords the entrance porch, open plan dining room & newly fitted kitchen, utility, spacious front lounge, inner hallway, luxury new shower room with quality fittings & modern tiles plus two double bedrooms. Having double glazing, gas central heating, new radiators, new flooring, re-wired, damp course injections, re-plastered walls, front garden, driveway, garage with new roof and enclosed sunny aspect rear garden. Viewing is highly recommended to appreciate the finish internally. EPC is D65. Freehold. Council tax band C.



### Accommodation

UPVC front door giving access into the entrance porch.

### Entrance Porch

8'2" x 4'6" (2.49 x 1.38)

With built in meter cupboard, radiator, double glazed windows with white vertical blinds and timber glazed door providing access into the open plan kitchen diner.

### Open Plan Kitchen Diner

21'2" x 10'2" (6.47 x 3.12)

Newly fitted white gloss fronted wall, base and drawer units, chopping block worktop surfaces, bowl and a half single drainer sink with hose mixer-tap, concealed boiler with storage, void for a fridge freezer, built in oven, electric hob with extractor fan over, brick style wall tiles, inset spot lighting and modern ceiling light fitting to the dining area, grey wood effect vinyl flooring, white vertical radiator, two double glazed side windows, small double glazed rear window and open plan access to the rear utility.

### Utility

6'4" x 2'10" (1.95 x 0.88)

With vinyl flooring, double glazed rear window, radiator and plumbing for a washing machine with chopping block worktop surface over. Double glazed rear door.

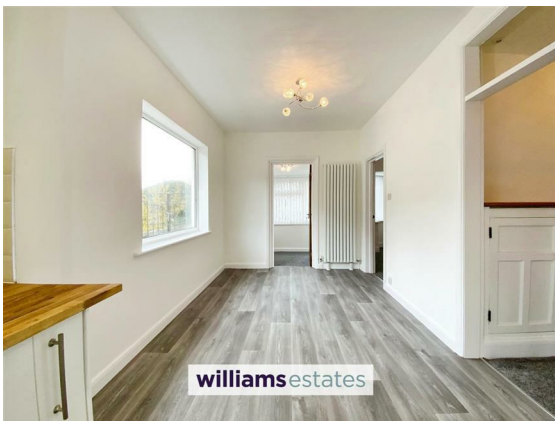
### Lounge

13'10" x 12'9" (4.24 x 3.91)

Having radiator, ample power sockets, modern light fitting and double glazed bay window with new white vertical blinds.

### Inner Hallway

With built in storage cupboard having worktop over and inset ceiling spot lights, radiator, loft access hatch and timber door to all other rooms.



## Shower Room

9'9" x 6'2" (2.98 x 1.90 )

New shower room comprises of a walk in triple size shower with tinted fixed glass shower screens with black edge, black shower and rainfall shower head, fully tiled walls, wall hung modern vanity wash hand basin with anthracite grey double drawer unit beneath, push button toilet, lighted mirror with shaver socket connection, heated towel rail, extractor fan, grey wood effect laminate flooring and double glazed rear window.



## Bedroom 1

12'11" x 9'10" (3.96 x 3.00)

Having a radiator, picture rail and double glazed rear window with new white vertical blinds

## Bedroom 2

10'10" x 8'5" (3.31 x 2.57 )

Having picture rail, radiator and double glazed front window with new white vertical blinds.



## Outside

Double iron gates open onto the driveway which leads down the side of the bungalow and up to the garage. The front garden has flower beds with a variety of plants & shrubs. Side access gate to the rear.

The sunny aspect enclosed rear garden offers a paved patio with main garden laid to lawn, mature trees and shrubs.

Easy access into the garage.

## Garage

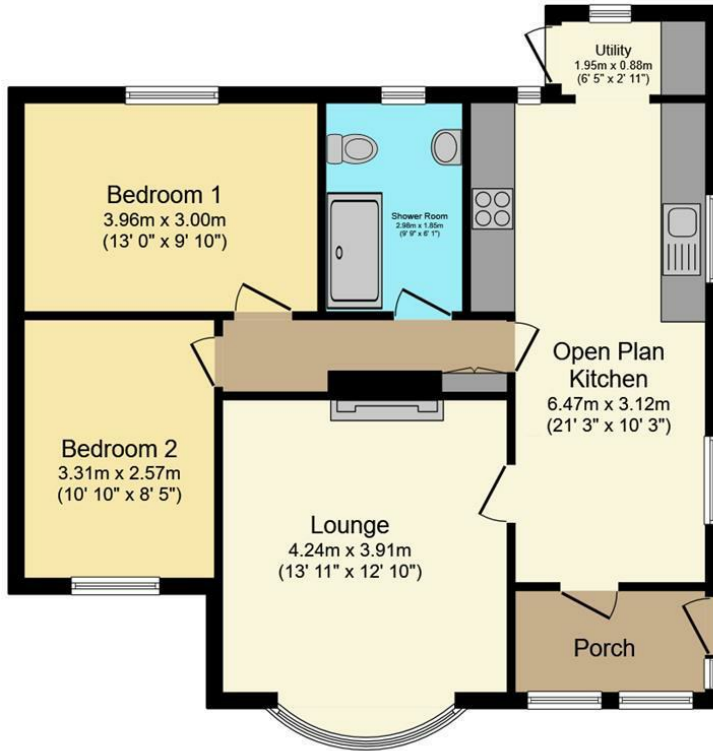
16'6" x 8'6" (5.05 x 2.61 )

Having a new up and over door, new roof, mains power & lighting, double glazed side window plus timber side door.

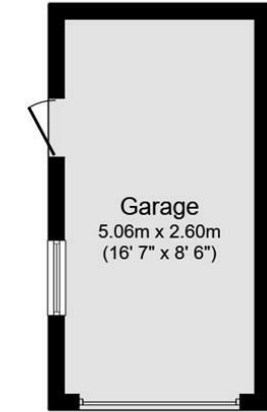
## Directions

Proceed onto Wellington Road and head toward Prestatyn. At the Tynewydd crossroads turn left onto Tynewydd Road and second left onto Burns Drive. This bungalow will be located about half way down on your right hand side.





**Floor Plan**  
Floor area 72.1 m<sup>2</sup> (776 sq.ft.)



**Garage**  
Floor area 13.0 m<sup>2</sup> (140 sq.ft.)

**TOTAL: 85.1 m<sup>2</sup> (916 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</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.