

26 Tynewydd Road, Rhyl, LL18 3BB

£210,000

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EPC - D63

Council Tax Band - C

Tenure - Freehold

Tynewydd Road, Rhyl

3 Bedrooms - Bungalow

This well presented detached bungalow is a short walk away to the beach and Rhyl Promenade. The accommodation affords the open porch, entrance hallway, extended rear lounge with access to the garden, modern kitchen with space to dine, four piece bathroom plus three bedrooms. Having recently been decorated throughout, new flooring, double glazing, gas central heating, ample parking on the front & side driveway, detached garage, rear decked terrace and gravelled garden for low maintenance. EPC is D63. Freehold. Council tax band is C.



Accommodation

Open porch with double glazed front door giving access into the entrance hallway.

Entrance Hallway

Having a loft hatch with pull down ladder to a boarded loft room which also benefits from having velux windows. The hall also has a radiator and door off:

Lounge

14'1" x 10'9" (4.30 x 3.30)

Having a radiator, T.v connection, fire surround with electric fire and open plan access to the extension that could provide many uses.

Lounge Extension Area

9'8" x 7'5" (2.97 x 2.27)

Open plan area at the rear of the lounge, having a radiator, double glazed French doors that lead out onto the decked terrace, double glazed side & rear windows with fitted blinds plus double glazed sliding door provide access into the kitchen diner.



Kitchen

13'7" x 7'9" (4.16 x 2.37)

Fitted with wall, base and drawer units, integral fridge freezer, concealed boiler cupboard, plumbing for a washing machine, plumbing for a dishwasher, bowl and a half single drainer sink with mixer tap, tiled splash-backs, double glazed side window with fitted blind, built in oven, gas hob with extractor fan over, radiator, laminate flooring and open access to the dining area.

Dining Area

7'9" x 6'7" (2.37 x 2.01)

Open plan from the kitchen, having the continuation of the laminate flooring, inset spotlighting, radiator, double glazed rear & side windows with fitted blinds plus there is a double glazed side door.



Bedroom 1

12'7" x 10'9" (3.86 x 3.29)

Having a radiator, double glazed bay window with fitted blinds to the front.

Bedroom 2

10'2" x 8'8" (3.11 x 2.66)

With radiator, double glazed side window with fitted blinds.

Bedroom 3

8'11" x 7'10" (2.72 x 2.41)

Having a radiator and double glazed front window with fitted blinds.

Bathroom

8'0" x 5'6" (2.46 x 1.68)

Comprising of a modern vanity wash hand basin with anthracite grey base cupboards, toilet with matching anthracite grey panel, bath with mixer tap, fully tiled walls, corner fitted shower enclosure, extractor fan, heated towel rail, spot lighting, laminate flooring and double glazed side window.

Outside

The front offers a wide entrance to the tarmac which provides parking for a number of vehicles, this leads down the side of the bungalow and up to a detached garage.

The rear garden has a decked terrace for alfresco dining & gravelled main garden. Also benefiting from an outside water tap and electric power point.

Garage

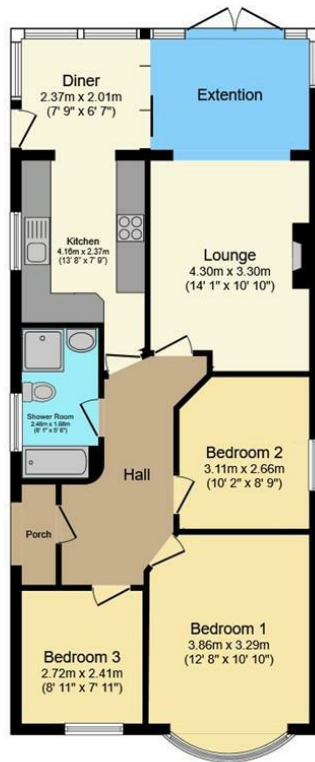
16' x 8' (4.88m x 2.44m)

With up and over door, side window & door.

Directions

Proceed onto Wellington Road and head towards Prestatyn. At the crossroads turn left onto Tynewydd Road and this bungalow can be located on your right.





Floor Plan
 Floor area 83.0 m² (893 sq.ft.)



Garage
 Floor area 15.2 m² (163 sq.ft.)

TOTAL: 98.1 m² (1,056 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.