

**10 Llys Yr Wyddfa, Rhyl, LL18 4HX**

**£165,000**

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**EPC - D67**

**Council Tax Band - C**

**Tenure - Freehold**

# Llys Yr Wyddfa, Rhyl

## 2 Bedrooms - Bungalow - Detached

A detached two bedroom bungalow offered for sale with no onward chain. Located close to local amenities, the accommodation briefly affords the entrance hallway, fitted kitchen, spacious lounge, inner hallway, bathroom plus two bedrooms. Also benefiting from double glazing, gas central heating, driveway, open plan front garden and a rear enclosed garden. EPC rating D67. Freehold. Council Tax Band C.



### Accommodation

Via a double glazed door into the hall.

### Hallway

With built in storage cupboard, meter cupboard and radiator.

### Kitchen

7'10" x 10'4" (2.41 x 3.16)

fitted with a range of wall, drawer and base units, worktop surfaces, single drainer sink with mixer tap, built in oven with gas hob and extractor hood over, void for fridge freezer, plumbing for washing machine, wall mounted central heating boiler, tiled flooring, tiled walls and double glazed window to the side.

### Lounge

18'5" x 10'4" (5.62 x 3.17)

Having parquet flooring, feature fire surround with gas fire, radiator, wall light fittings and double glazed window to the front.

### Inner Hall

With built in airing cupboard.

### Bathroom

5'5" x 6'9" (1.66 x 2.08)

Comprising of a pedestal wash hand basin, toilet, panelled bath with electric shower over, tiled walls, extractor fan, radiator and double glazed window to the side.

### Bedroom 1

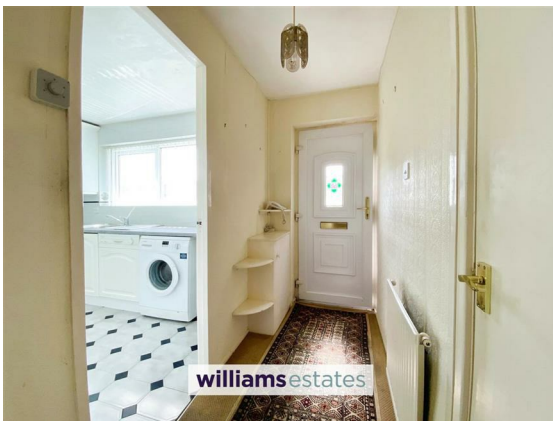
9'9" x 9'7" (2.98 x 2.94)

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

### Bedroom 2

8'7" x 8'7" (2.64 x 2.63)

With radiator and double glazed window and door to the rear garden.



## Outside

The open plan front garden is laid to lawn with mature flower beds and driveway to the side, which in turn leads to the garage.

The rear garden is mainly laid to lawn with paved patio and surrounding flower beds.

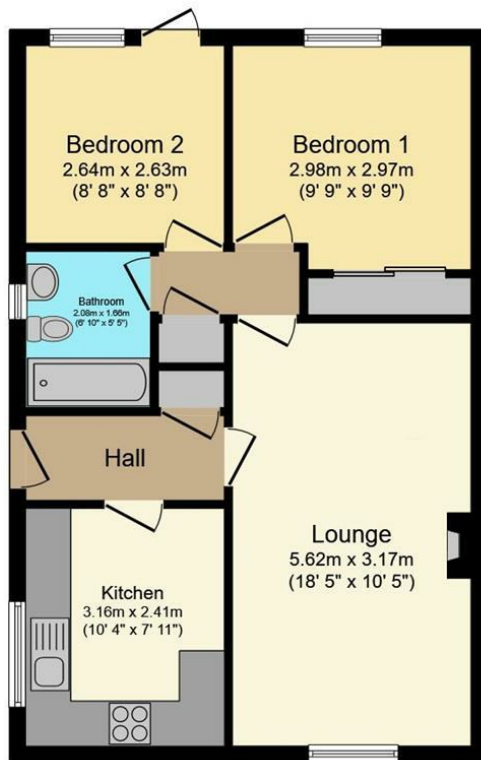
## Garage

With up and over door.

## Directions

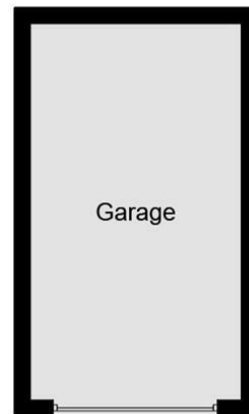
Proceed onto Grange Road that in turn leads onto Dyserth Road, follow the Road and turn left onto Ffordd Elan (Park View Estate). Go past the shop and turn left into Llys Yr Wyddfa.





**Floor Plan**

Floor area 55.0 m<sup>2</sup> (592 sq.ft.)



**Garage**

Floor area 14.0 m<sup>2</sup> (151 sq.ft.)

**TOTAL: 69.0 m<sup>2</sup> (742 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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.