



**5 Gurnard Place, Rhyl, Denbighshire,
LL18 2NY**

£185,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Gurnard Place, Rhyl

2 Bedrooms - Bungalow - Detached

Detached bungalow located within the South side of Rhyl and is close to all local amenities. The accommodation affords the entrance porch, living room with double doors leading to a dining room, inner hallway, fitted kitchen, bathroom plus two bedrooms located at the rear of the bungalow. Having double glazing, gas central heating, low maintenance gardens, garage and rear store. EPC is C70. Freehold. Council tax band is C.



Accommodation

Double glazed front door giving access into the entrance porch

Entrance Porch

9'6" x 7'2" (2.90 x 2.20)

Having double glazed windows, built in storage cupboard housing the meters and door leading into the living room.

Living Room

14'9" x 10'4" (4.50 x 3.16)

Having radiators, living flame gas fire, double glazed front and side windows. Glazed, double door allow access into the dining room.

Dining Room

15'11" x 8'2" (4.86 x 2.50)

This room has a radiator, two double glazed side windows, door to the inner hall and access to the kitchen.

Kitchen

12'5" x 8'10" (3.80 x 2.70)

Fitted with wall, base and drawer units, worktop surfaces, built in double oven, integral fridge and freezer, plumbing for a washing machine, gas hob with extractor fan over, radiator, double glazed window and side door.

Inner Hallway

With loft hatch having a pull down ladder. Doors off:

Bedroom 1

11'10" x 8'10" (3.62 x 2.70)

Having built in wardrobes, radiator and double glazed French doors to the rear.

Bedroom 2

12'1" x 7'10" (3.70 x 2.40)

Located at the rear this bedroom has a radiator, built in wardrobe and double glazed rear window.



Bathroom

7'10" x 5'6" (2.40 x 1.70)

Comprising of a P'shaped bath with shower over, pedestal wash hand basin, toilet, wall tiles, radiator and double glazed side window.

Outside

The front offers a slate chipped garden for low maintenance with a variety of plants and shrubs. Double gates open onto the driveway.

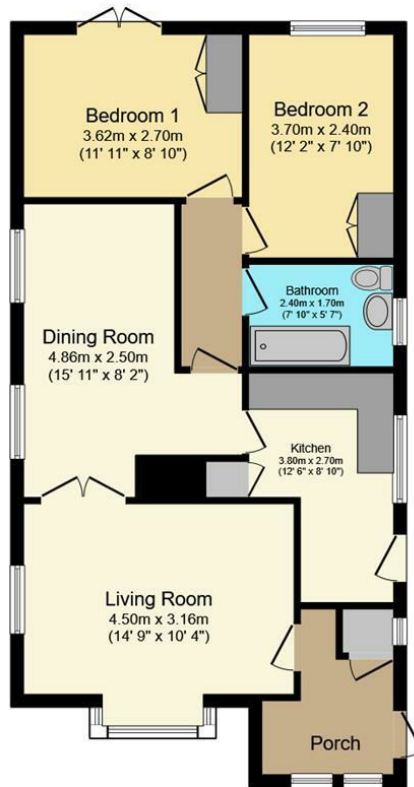
To the rear there is artificial grass, paved patio area and garden store and garage.

Garage

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Continue to the mini roundabout turning third exit onto Ffordd Derwen. Turn right onto Epworth Road then left onto Gurnard Place.





Floor Plan

Floor area 70.6 m² (760 sq.ft.)

TOTAL: 70.6 m² (760 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		86
(69-80) C	70	
(55-68) D		
(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.