



26 Lon Wen, Rhyl, LL18 4JG

£149,950

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EPC - E47

Council Tax Band - B

Tenure - Freehold

Lon Wen, Rhyl

1 Bedrooms - Bungalow

This detached bungalow is located in a small cul-de-sac situated within the Park View Estate on the South side of Rhyl. The accommodation affords the entrance porch, hallway, lounge with space to dine, kitchen, bathroom and a double bedroom. Having double glazing, open plan lawned garden, driveway and a larger than average rear enclosed garden. Viewing is highly recommended to appreciate the size of the sunny aspect garden. EPC is E47. Freehold. Council tax band is B.



Accommodation

Timber double opening doors allow access into the porch

Porch

Timber glazed door then leads into the hallway. Built in storage cupboard that houses the mains fuse box.

Hallway

Having loft hatch, built in storage cupboard, vinyl flooring and doors off:

Kitchen

8'8" x 7'6" (2.66 x 2.31)

Fitted with wall, base and drawer units, worktop surfaces, tiled splash-backs, void for a slot in gas cooker, space for the fridge freezer, plumbing for a washing machine, single drainer sink with mixer tap, double glazed front window with fitted blind and vinyl flooring.

Lounge Diner

14'9" x 11'10" (4.52 x 3.61)

Located at the rear this spacious room has vinyl flooring, T.v connection, gas fire and double glazed rear door with adjacent double glazed window.

Bedroom

11'11" x 10'5" (3.64 x 3.19)

This double bedroom is at the rear of the bungalow and has vinyl flooring plus double glazed rear window.

Bathroom

6'10" x 5'6" (2.09 x 1.68)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, wall tiles, fixed mirror, heated towel rail, vinyl flooring and double glazed front window.

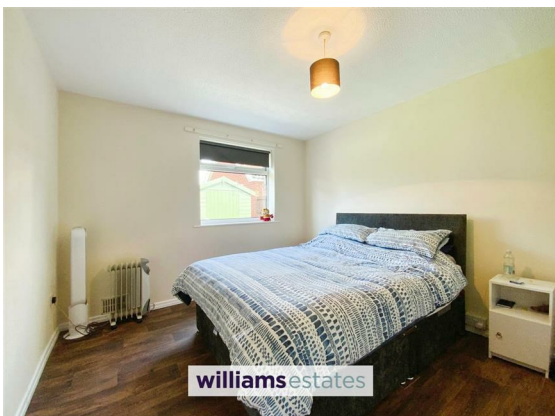
Outside

The front offers open plan lawn with side driveway.

Timber gate gives access to the rear garden.

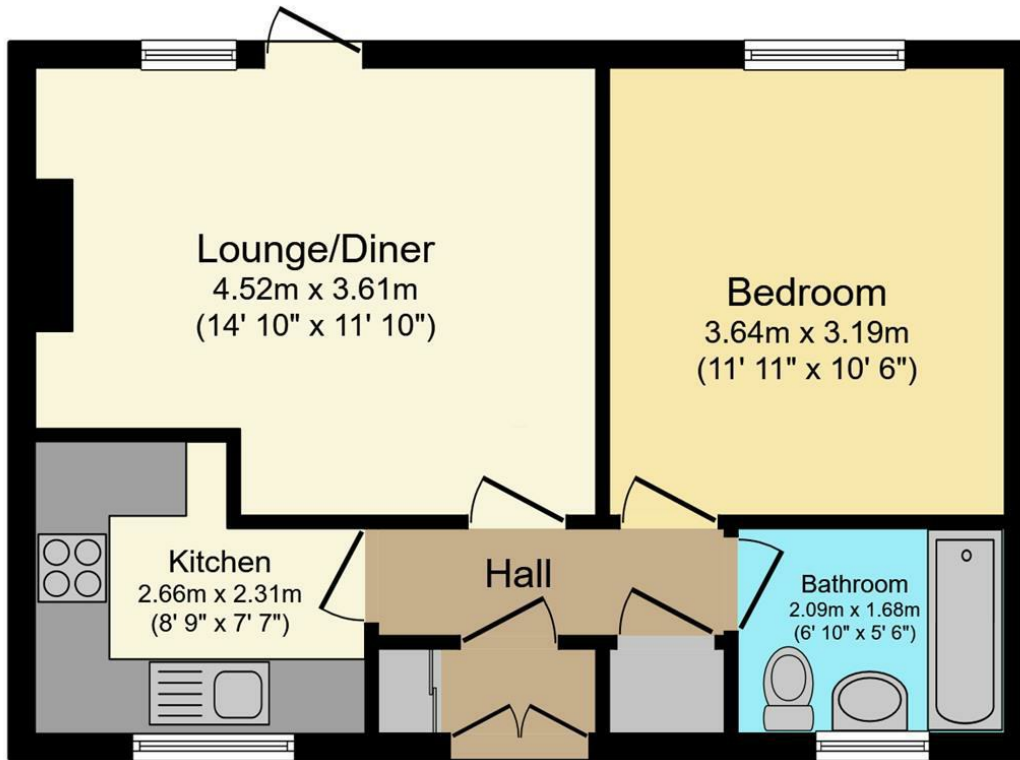
To the rear there is a paved patio, timber store and larger than average lawned garden with mature trees at the end of the garden.

Directions



Proceed onto Grange Road that leads onto Dyserth Road. Turn left into the Park View Estate and follow the Road passing the Co-Op shop and Dr surgery. Turn right into Lon Wen and continue to the end of this cul-de-sac.






Floor Plan
Floor area 41.9 m² (451 sq.ft.)

TOTAL: 41.9 m² (451 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	47
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.