



**65 Pendyffryn Road North, Rhyl, LL18  
4DE**

**£225,000**

 3  1  2  E

**EPC - E48 Council Tax Band - E Tenure - Freehold**



# Pendyffryn Road North, Rhyl

## 3 Bedrooms - Bungalow

Situated on a substantial corner plot, this detached bungalow has no onward chain & offers a large rear garden and good size front garden with driveway plus attached spacious garage. The accommodation affords the entrance front porch, hallway, lounge, kitchen with rear porch and access to the dining room. With three bedrooms & shower room, the bungalow will need updating and viewing is highly recommended to see it's potential. Having double glazing, gas central heating, ample parking, garage plus a South facing rear garden with greenhouse as well as having extra garage perfect for additional storage. EPC is E48. Freehold. Council tax band is E.



### Accommodation

Double glazed French doors give access into the entrance porch

### Entrance Porch

14'9" x 3'0" (4.50 x 0.93)

With tiled flooring and double glazed front windows. Glazed door leading into the hallway.

### Hallway

Having a radiator, storage & meter cupboard plus doors off:

### Lounge

15'11" x 13'1" (4.86 x 3.99)

Having a radiator, double glazed front window, gas fire, built in storage cupboards, door to bedroom plus access to the kitchen.

### Kitchen

14'3" x 6'7" (4.35 x 2.01)

Fitted with base units, worktop surfaces, single drainer sink with mixer tap, void for a slot in gas cooker, space for a fridge freezer, radiator, loft hatch, two double glazed rear windows, door to the dining room plus door giving access to the lean to rear porch.

### Rear Porch

8'1" x 4'9" (2.47 x 1.45)

Double glazed door & rear windows. Sliding door to a utility with toilet facility.

### Toilet with Utility

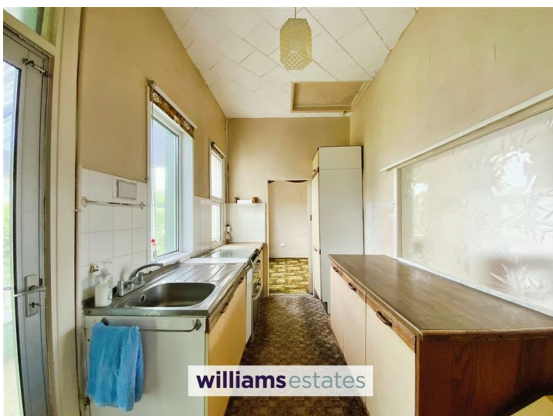
4'10" x 4'4" (1.49 x 1.33)

Having a toilet facility, wall mounted Combi boiler plus plumbing for a washing machine.

### Dining Room

12'0" x 9'8" (3.68 x 2.97 )

With radiator, storage cupboard and double glazed rear window.



### Bedroom 1

14'7" x 9'10" (4.47 x 3.02)

This bedroom has built in wardrobes, radiator and double glazed front window.

### Bedroom 2

11'11" x 9'10" (3.65 x 3.02)

Having a radiator, wardrobe and double glazed front window.

### Bedroom 3

11'6" x 9'8" (3.51 x 2.97 )

With radiator and double glazed rear window.

### Bathroom

9'7" x 6'6" (2.93 x 2.00 )

Comprising of a triple size walk in shower with fixed glass shower screen, vanity wash hand basin, toilet, bidet, radiator, half tiled walls, shaver socket and double glaze window.

### Garage

21'5" x 10'4" (6.53 x 3.16 )

Up and over door, mains power plus rear window and access door.

### Outside

The front offers a sweeping drive which leads to the attached garage and provides ample parking for a number of vehicles. The front is lawned with mature plants.

The South facing rear garden offers a good size lawn with mature plants & trees, greenhouse, potting shed, additional storage and vegetable plots.

### Direction

Proceed onto Grange Road that in turn leads to Dyserth Road. Just after passing Rhyl High School turn left onto Pendyffryn Road North and this bungalow can be located on the right corner as the Road bends.





## Floor Plan

Floor area 127.1 m<sup>2</sup> (1,368 sq.ft.)

TOTAL: 127.1 m<sup>2</sup> (1,368 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>	<b>48</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	

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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.

**williams**estates