



**6 Molineaux Road, Rhyl, LL18 3TY**

**£165,000**

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**EPC - E51**

**Council Tax Band - C**

**Tenure - Freehold**

# Molineaux Road, Rhyl

## 2 Bedrooms - Bungalow

This detached bungalow stands on a corner plot with side driveway and detached rear garage. The accommodation briefly affords the open porch, hallway, side conservatory with French doors giving access to a rear patio, front lounge, kitchen, bathroom plus two double bedrooms. Having double glazing, gas central heating, front garden, rear patio with timber storage shed and access to the rear detached garage. EPC is E51. Freehold. Council tax C.



### Accommodation

Open storm porch leads to the double glazed front door which provides access into the hallway.

### Entrance Hallway

Having laminate flooring, radiator, loft hatch, door off plus double glazed door to the side allows access into the side conservatory.

### Side Conservatory

11'0" x 8'1" (3.36 x 2.48 )

Fully double glazed, laminate flooring, radiator and double glazed french door give access to a rear enclosed patio.

### Lounge

14'1" x 13'11" (4.31 x 4.26)

With decorative ceiling, radiator, laminate flooring, T.v connection, fire surround with living flame style gas fire and double glazed front window.

### Kitchen

8'9" x 6'10" (2.67 x 2.09)

Fitted with wall, base and drawer units, worktop surfaces, tiled splash-backs, single drainer sink with mixer tap, plumbing for a washing machine, built in oven, electric hob with extractor fan over, concealed boiler, integral fridge freezer, double glazed window & side door.

### Bathroom

7'8" max x 5'6" (2.35 max x 1.70 )

L-shaped, comprising of a vanity wash hand basin, toilet, bath with shower over, wall tiles, glass shower screen, laminate flooring, radiator and double glazed window.

### Bedroom 1

12'1" x 9'1" (3.70 x 2.78)

With laminate flooring, radiator and double glazed rear window.

### Bedroom 2

10'11" x 9'5" (3.35 x 2.88)

Having a radiator, laminate flooring plus double glazed bay window to the side of the bungalow.



## Outside

The front is enclosed with gravel and mature plants. Side access to the rear garden.

The rear is paved and fully enclosed with additional paved patio area, just off the conservatory.

There is also a timber storage shed and from the side a driveway leads to a single detached garage.

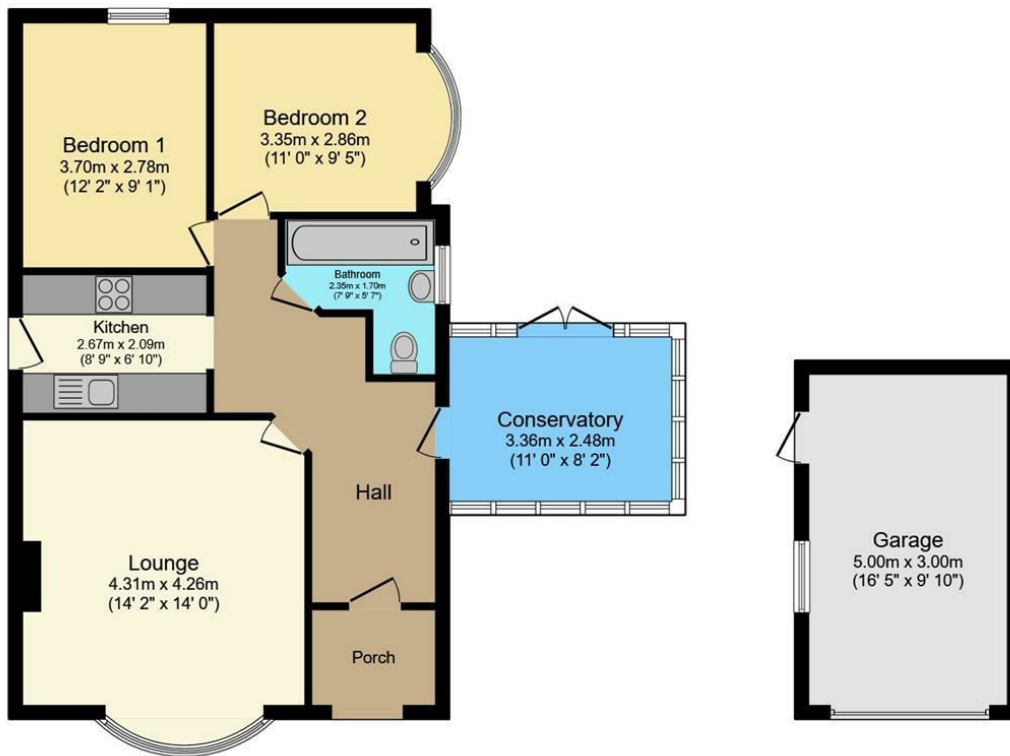
## Garage

With up & over door, side window and side door to the rear garden.

## Directions

Proceed onto Wellington Road and head towards Prestatyn. After the crossroads turn left into Molineaux Road and this bungalow can be located on the left hand side corner.





### Floor Plan

Floor area 74.1 sq.m. (797 sq.ft.)

### Garage

Floor area 15.0 sq.m. (161 sq.ft.)

**TOTAL: 89.1 sq.m. (959 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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