



williams estates



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**4 Hilltop Road, Rhyl, Denbighshire, LL18  
4SL**

**£189,950**

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**EPC - D60**

**Council Tax Band - C**

**Tenure - Freehold**

# Hilltop Road, Rhyl

## 3 Bedrooms - Bungalow

NO CHAIN! A beautifully presented, three bedroom detached bungalow, situated in a sought after location of South Rhyl. The property briefly afford the entrance hallway, lounge, kitchen through to conservatory, three bedrooms and modern family bathroom. Outside offers driveway parking and enclosed rear garden. Also benefiting gas fired central heating and double glazing. EPC rating TBC. Freehold. Council tax band C.



### Accommodation

Via a composite door opening into the hall.

### Hall

With laminate flooring and radiator.

### Lounge

12'4" x 12'4" (3.78 x 3.76)

Having wall mounted electric fire with timber mantle, radiator, TV connection and double glazed bay window to the front with fitted blinds.

### Kitchen

8'7" x 13'10" (2.62 x 4.22)

Fitted with a range of wall, drawer and base units, glass displays, complementary worktop surfaces, tiled splash backs, single drainer sink with mixer tap, plumbing for washing machine, space for under counter fridge, built in oven with gas hob and extractor hood over, vinyl flooring, radiator, wall mounted central heating boiler and double glazed window to the side. Step down into the conservatory.



### Conservatory

15'5" x 7'9" (4.72 x 2.38)

Being fully double glazed with fitted blinds, vinyl flooring, radiator and double glazed french doors to the rear garden.

### Bedroom 1

9'10" x 13'11" (3.01 x 4.25)

With radiator and double glazed window to the rear.

### Bedroom 2

9'2" x 11'0" (2.80 x 3.37)

With radiator and double glazed window to the side.

### Bedroom 3

6'3" x 10'10" (1.91 x 3.32)

With radiator and double glazed window to the front.



## Bathroom

7'4" x 5'5" (2.25 x 1.66)

Comprising of a pedestal wash hand basin, push button toilet, panelled bath with electric shower over and glass shower screen, wall tiling, vinyl flooring, radiator, loft access hatch, extractor fan and two double glazed windows to the side.

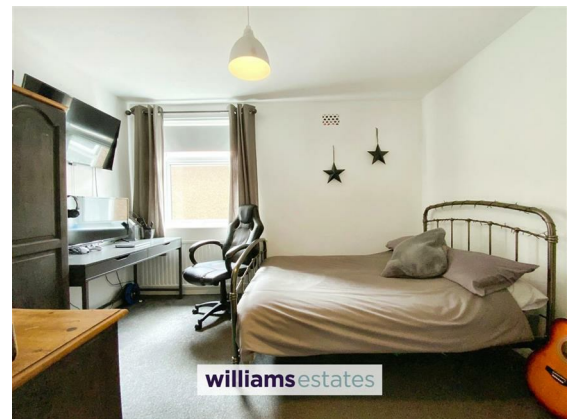


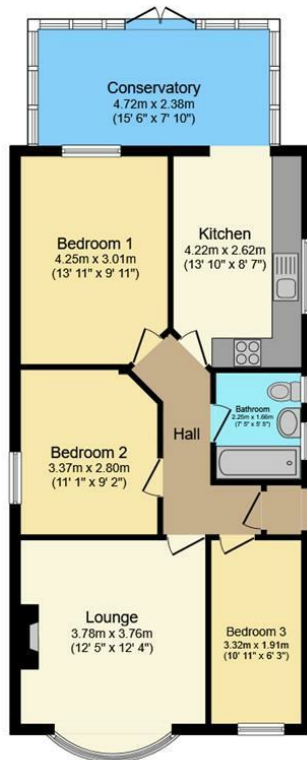
## Outside

The front garden benefits block paved driveway providing off road parking and side access gates to the rear.

The rear garden is enclosed and mainly laid to lawn with paved patio area and timber shed.

## Directions





**Floor Plan**  
 Floor area 79.6 m<sup>2</sup> (857 sq.ft.)

TOTAL: 79.6 m<sup>2</sup> (857 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>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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)

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