



**26 Lon Celynnen, Rhyl, LL18 4LZ**

**£269,950**

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**EPC - C70**

**Council Tax Band - D**

**Tenure - Freehold**



# Lon Celynnen, Rhyl

## 3 Bedrooms - Bungalow

This detached bungalow is located within a quiet cul-de-sac situated in the Park View Estate. The accommodation affords the entrance porch, open plan modern kitchen with space to dine, rear conservatory, feature lounge with vaulted ceiling, master bedroom with en-suite shower room, inner hallway, modern family bathroom, additional room plus two double bedrooms. Having double glazing, gas central heating, ample parking on the front driveway, double garage with two electric roller doors, established front garden and to the rear there is a sunny aspect, enclosed private garden with decked terraced patios, timber storage shed plus a quality summer house which will be include with the bungalow. EPC is C70. Freehold. Council tax band is D. No onward Chain!



### Accommodation

Composite front door giving access into the entrance porch

### Entrance Porch

5'6" x 5'4" (1.68 x 1.64)

With glazed door & side fixed window to the open plan dining and modern kitchen.

### Open Plan Kitchen Diner

16'5" max x 15'4" max (5.00m max x 4.67m max)

The Kitchen is fitted with gloss fronted wall, base and drawer units, worktop surfaces with matching up-stands, built in double oven, gas hob with extractor fan over, plumbing for a washing machine, integrated under counter fridge and freezer, tiled effect flooring, spot lights, sealed double glazed front window. To the dining area there is a radiator, built in storage cupboards, door to the master bedroom, access doors to the lounge & conservatory plus double glazed French doors that lead out to a side decked sun terrace.



### Conservatory

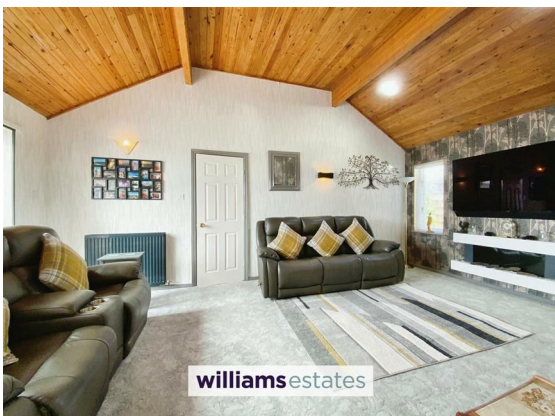
11'11" x 11'0" (3.65 x 3.36 )

Fully double glazed, laminate flooring, power sockets and double glazed door providing access to the rear garden.

### Lounge

19'4" x 11'10" (5.90 x 3.63)

Having radiators, wall lights, T.v connection for a wall hung television, two double glazed side windows, wall mounted modern electric fire, feature vaulted ceiling with two roof lights, door to the inner hallway plus double glazed sliding doors which lead into the rear conservatory.



### Bedroom 1

11'8" x 9'9" (3.56 x 2.98)

Located at the front of the bungalow, this double room has built in mirrored wardrobes, radiator, double glazed front window plus door giving access to the en-suite.

### En-Suite

7'7" x 4'7" (2.33 x 1.41 )

Comprising of a pedestal wash hand basin, toilet, corner fitted shower enclosure, wall tiles, radiator, shaver socket and double glazed side window.

### Inner Hallway

Doors off:

### Family Bathroom

6'9" x 6'0" (2.06 x 1.85)

Comprising of a modern built in vanity wash hand basin with inset toilet, anthracite grey storage cupboards beneath, white worktop surface, bath with mixer shower, glass shower screen, two tone - fully tiled walls, inset spot lighting, shaver socket, built in airing cupboard, laminate flooring and double glazed rear window.

### Bedroom 2

9'11" x 9'0" (3.03 x 2.76)

This double room has a radiator, built in mirrored wardrobes and double glazed rear window.

### Additional Room

9'11" x 7'4" (3.04 x 2.26)

Formerly bedroom number three, this room offers laminate flooring, feature roof skylight window and door that leads into the spacious third bedroom.

### Bedroom 3

18'7" x 9'1" (5.67 x 2.79 )

Extended room, having a radiator plus double glazed French doors that give access out to the rear garden

### Outside

Situated within the corner of the cul-de-sac, there is ample parking on the driveway which leads to a double garage and the main front garden offers a lawn with mature flower beds. Timber side gate leads to the private and fully enclosed rear garden.

The rear & side garden is lawned with a sunny aspect all day long. Decked terrace areas with decorative hand rails to enclose the area. Having a mixture of mature plants, shrubs & trees the garden, there is also a quality summer house and timber store.

Viewing is highly recommended to appreciate this amazing garden...

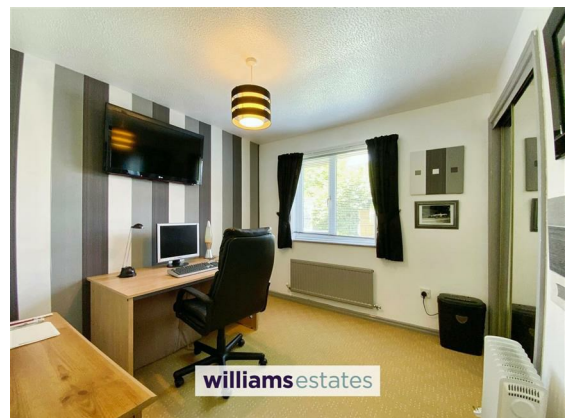
### Double Garage

17'5" x 17'3" (5.32 x 5.26 )

Having two single electric roller doors, mains power & lighting plus side window.

### Directions

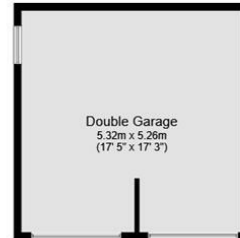
Proceed onto Wellington Road and head onto Grange Road that leads onto Dyserth Road. Continue along this Road turning left onto Ffordd Elan (Park View Estate). After passing the shop turn right onto Lon Celynnen and this bungalow can be located on the left side of this quiet cul-de-sac.





### Floor Plan

Floor area 109.0 m<sup>2</sup> (1,174 sq.ft.)



### Garage

Floor area 27.6 m<sup>2</sup> (297 sq.ft.)

**TOTAL: 136.6 m<sup>2</sup> (1,470 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](http://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>	<b>70</b>	
(55-68) <b>D</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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