



28 Gelli For, Rhyl, LL18 4RZ

£179,950

 2  1  1  C

EPC - C71 Council Tax Band - C Tenure - Freehold

Gelli For, Rhyl

2 Bedrooms - Bungalow

This semi-detached bungalow briefly affords the entrance hallway, lounge with space to dine, modern kitchen, shower room plus two double bedrooms. Having double glazing, gas central heating, driveway and a sunny aspect rear enclosed garden with greenhouse and timber store. EPC is C71. Freehold. Council tax band C.



Accommodation

Double glazed front door giving access into the hallway.

Hallway

Having laminate flooring, radiator and doors off:

Lounge

19'2" x 10'4" (5.85 x 3.16)

This spacious lounge has a radiator, T.v connection, space to dine and double glazed front window.

Kitchen

9'10" x 8'9" (3.01 x 2.69)

Fitted with grey fronted wall, base and drawer units, worktop surfaces, tiled splash-backs, built in oven, electric hob with extractor fan over, concealed boiler, plumbing for a washing machine, space for under counter fridge, laminate flooring, double glazed window and double glazed rear door that allows access to the rear enclosed garden.

Bedroom 1

13'0" x 10'4" (3.97 x 3.17)

This double room has a radiator, built in storage cupboard and double glazed rear window.

Bedroom 2

9'10" x 8'10" (3.02 x 2.70)

With radiator and double glazed front window.

Shower Room

7'3" x 5'5" (2.21 x 1.67)

Comprising of a vanity wash hand basin, toilet, shower enclosure, fully tiled walls, heated towel, loft access and double glazed side window.

Outside

The front offers a driveway with additional block paves hard standing area, gravelled flower bed with shrubs plus side gate giving access to the rear garden.

The rear enclosed garden is South facing offering a paved patio for Al Fresco dining, main lawn, flower beds, summer house and timber storage shed.

Directions



Proceed onto Vale Road which in turn leads onto Rhuddlan Road. Turn left at the roundabout onto Bryn Cwnin Road and follow this Road to the sharp bend. Turn right onto the old Trellewelyn Road then turn left into Gelli For, this bungalow will be located at the end of this cul-de-sac and on your left hand side.





Floor Plan

Floor area 57.1 m² (615 sq.ft.)

TOTAL: 57.1 m² (615 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) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

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.

williamsestates