



**29 Rhuddlan Road, Rhyl, Denbighshire,  
LL18 2PT**

**£175,000**



**EPC - null**

**Council Tax Band - D**

**Tenure - Freehold**

# Rhuddlan Road, Rhyl

## 3 Bedrooms - Bungalow

Having no onward chain, this vacant bungalow briefly affords the entrance porch, wide hallway, lounge, kitchen diner with side porch, family bathroom plus three bedrooms. Outside offers off road parking on the front driveway with low maintenance gravelled garden and to the rear there is decked terrace with bbq and water feature. Viewing is appointment with Williams Estates Rhyl. EPC is D56. Freehold. Council tax band is D.



### Accommodation

Double glazed front door giving access into the front porch

### Entrance Porch

5'10" x 4'11" (1.78 x 1.51)

With double glazed windows, radiator, vinyl flooring and double glazed door leading into the hallway.

### Hallway

This wide hall has laminate flooring, radiator, electric mains, wall light and doors off

### Lounge

14'4" x 11'10" (4.38 x 3.63)

With laminate flooring, radiator, T.v connection, wall lighting, fire surround and double glazed bay window to the front.

### Kitchen Diner

18'0" x 9'6" (5.50 x 2.91)

Fitted with wall, base and drawer units, worktop surfaces, built in double oven, gas hob with extractor fan over, integral dishwasher, void for a slot in fridge freezer, single drainer sink with mixer tap, wall mounted boiler, laminate flooring, radiator, double glazed rear window, space to dine, double glazed side window and stable door allowing access to the side porch.

### Side Porch

9'1" x 4'5" (2.78 x 1.36 )

Double glazed windows and double glazed door giving access to the rear garden and patio areas.

### Bathroom

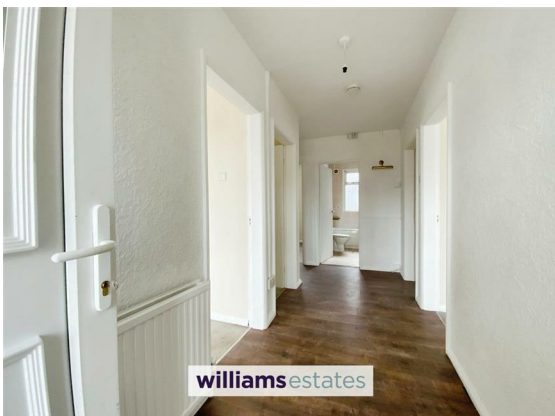
8'3" x 5'10" (2.53 x 1.79 )

Spacious bathroom comprising of a pedestal wash hand basin, toilet, corner shower enclosure, bath, fully tiled walls, extractor fan, loft hatch, heated towel rail and vinyl flooring plus double glazed rear window.

### Bedroom 1

12'0" x 11'5" (3.66 x 3.49 )

Having a radiator and double glazed bay window to the front.



### Bedroom 2

11'8" x 8'3" (3.57 x 2.52 )

With radiator, laminate flooring and double glazed rear window.

### Bedroom 3

12'0" 7'5" (3.66 2.28 )

With radiator and double glazed side window.

### Outside

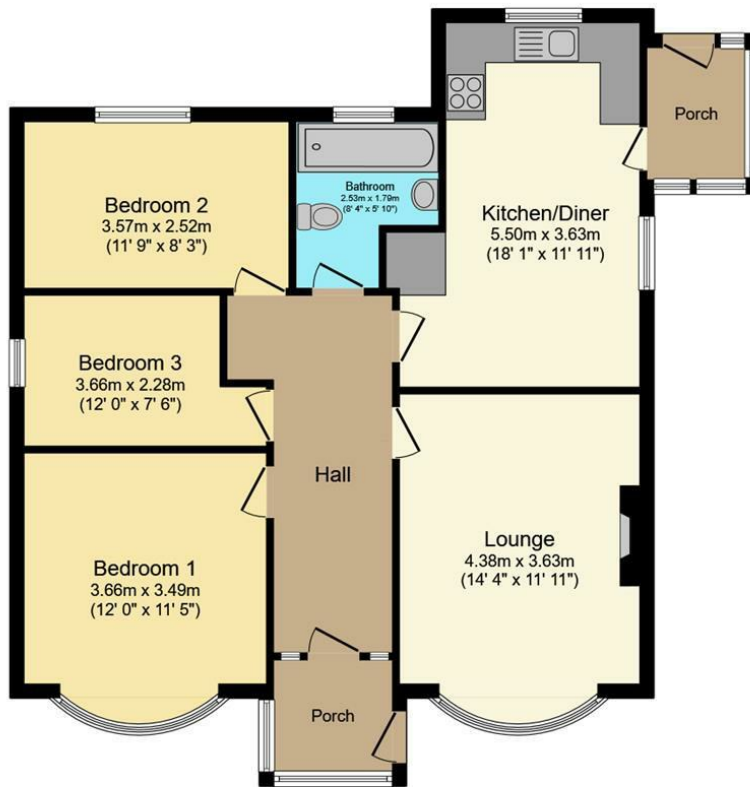
The front offers a driveway with the main garden laid with gravel for low maintenance. Timber gate to the side gives access to the rear garden.

The rear has a feature pond with timber dividing fence leading to the enclosed garden which has a decked terrace and BBQ.

### Directions

Proceed onto Vale Road and continue onto Rhuddlan Road this bungalow will be located on your right hand side. (Park in Burlington Crescent)





### Floor Plan

Floor area 91.0 m<sup>2</sup> (980 sq.ft.)

TOTAL: 91.0 m<sup>2</sup> (980 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>		
(69-80) <b>C</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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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.