



## Beach Cottage, 6 Brynhedydd Bay, Rhyl, LL18 3TP

**£350,000**

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**EPC - D63**

**Council Tax Band - D**

**Tenure - Freehold**

# Brynhedydd Bay, Rhyl

## 3 Bedrooms - Bungalow - Detached

Beach Cottage - located within 100 yards from the beach and accessed via a private lane known as Brynhedydd Bay. The accommodation affords the entrance porch, wide hallway with stairs to the upper bedroom, modern shower room, spacious 'L' shaped lounge, two double ground floor bedrooms, master en-suite shower room, open plan kitchen with central breakfast bar, sun lounge/conservatory, utility room and additional toilet facility. Outside there is a long front driveway, gravelled front garden, side yard area, courtyard rear patio with country design garden being South Facing plus access to a substantial lawned garden with additional parking suitable for a motor home and a larger than average garage. EPC is 63D. Freehold. Council tax D.



### Accommodation

Double glazed french doors lead into:

### Porch

Having glazed door with windows adjacent opening into the reception hall.

### Reception Hallway

Wide hallway having two large storage cupboards, radiator and stairs to upper bedroom three with views.

### Lounge

17'5" excluding bay x 14'0" (5.31 excluding bay x 4.27)

This spacious 'L' shaped living room has a feature fire surround with living flame effect gas fire, radiators, tv connection and double glazed windows to the front and side elevation.

### Open Plan Modern Kitchen

13'5" x 17'2" (4.11 x 5.24)

Fitted with a range of wall, drawer and base units with complementary worktops over, matching island/breakfast bar with additional storage beneath, single drainer sink with mixer tap, void for slot in cooker with extractor hood over, tiled splash backs, void for fridge freezer, feature fire surround with living flame effect gas fire, vinyl flooring, concealed boiler, radiator and double glazed french doors which provide access to the rear garden. Open access through to the conservatory.

### Conservatory / Sun Lounge

20'0" x 7'0" (6.10 x 2.15)

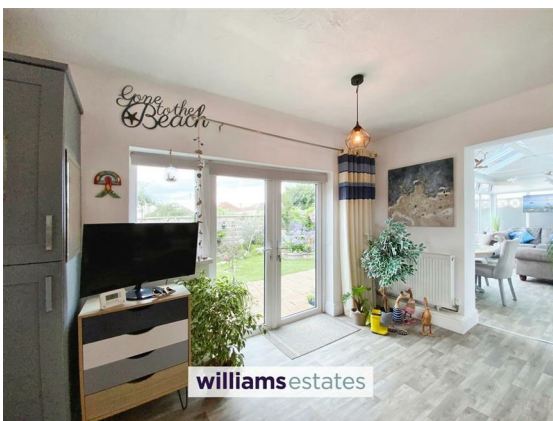
Being fully double glazed with Velux windows, white uPVC cladded roof, vinyl flooring, radiators and french doors to the rear garden.

### Inner Hallway

With composite front door, vinyl flooring and doors to the utility & additional ground floor toilet.

### Additional Toilet

Comprising of a pedestal wash hand basin, push button toilet, vinyl flooring and double glazed window to the front..



### Utility Room

14'2" x 8'3" (4.33 x 2.52)

Comprising of base units with worktop surfaces over, plumbing for washing machine and dishwasher, single drainer sink with mixer tap, void for fridge freezer, vinyl flooring and double glazed window and door to the rear garden.

### Bedroom 1

11'9" x 11'10" (3.60 x 3.63)

Having radiator and double glazed bay window to the rear. Door to the en suite

### En Suite

8'7" x 3'4" (2.64 x 1.02)

Comprising of a vanity wash hand basin, push button toilet, shower enclosure, fully tiled walls, extractor fan and vinyl flooring.

### Bedroom 2

11'10" x 11'7" (3.63 x 3.55)

With built in mirrored wardrobes, radiator and double glazed bay window to the front.

### Modern Shower Room

9'1" x 5'11" (2.77 x 1.82)

Comprising of a vanity wash hand basin, corner shower enclosure, push button toilet, Velux window, radiator, fully tiled walls and vinyl flooring.

### Stairs Lead To:

From the hallway stairs provide access to the loft bedroom.

### Bedroom 3

9'10" x 12'9" (3.02 x 3.9)

Having a handy walk in storage area with access hatch to loft space in the eaves, radiator, Velux window and double glazed picture window to the front, overlooking Rhyll Golf Club and distant views.

### Outside

Large wrought iron gates allow access onto the front driveway with adjacent garden being gravelled with well established borders. Side yard area. To the rear of the property is an enclosed courtyard patio with lawned area and planted flower beds giving a county garden design. Side gate leading to a large rear plot of land which can also be accessed via a private lane. Larger than average garage and additional parking which is perfectly suitable for a motorhome.

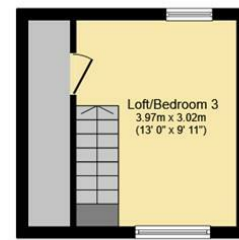
### Directions

Proceed onto Wellington Road and head towards Prestatyn. Continue over the Tynwydd crossroads and turn left onto the private road known as Brynhedydd Bay. This amazing bungalow can be located on the left hand side.





**Ground Floor**  
Floor area 119.7 m<sup>2</sup> (1,289 sq.ft.)



**First Floor**  
Floor area 15.2 m<sup>2</sup> (164 sq.ft.)

**TOTAL: 135.0 m<sup>2</sup> (1,453 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>81</b>
(69-80) <b>C</b>	<b>63</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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