



**149 Rhuddlan Road, Rhyl, Denbighshire,
LL18 2RG**

£165,000

 2  1  2  C

EPC - C71 Council Tax Band - C Tenure - Freehold

Rhuddlan Road, Rhyl

2 Bedrooms - Bungalow - Semi Detached

This semi detached bungalow is to be sold with no onward chain. The accommodation briefly affords the entrance hallway, spacious front lounge, dining room with access to a modern kitchen & rear porch, shower room plus two double size bedrooms. Having double glazing, gas central heating, rear enclosed yard, low maintenance corner and front gardens plus rear driveway and garage. EPC is C71. Freehold. Council tax band C.



Accommodation

Double glazed door gives access into the hallway

Entrance Hallway

Having a built in meter cupboard, laminate flooring, radiator, built in double storage cupboard plus additional deep storage cupboard.

Lounge

16'4" x 11'6" (4.99 x 3.51)

This spacious front living room has laminate flooring, radiator, fire surround with electric fire, double glazed front & side windows.

Dining Room

12'4" x 7'8" (3.77 x 2.36)

With laminate flooring, radiator, double glazed front & side windows plus sliding internal door leading into the modern kitchen.

Kitchen

9'10" x 8'4" (3.01 x 2.56)

Fitted with gloss fronted wall, base and drawer units, worktop surfaces, tiled splash-backs, void for a slot in fridge freezer, plumbing for a washing machine and a dishwasher, single drainer sink, built in oven, four ring gas hob with extractor fan over, concealed boiler, floor tiles, double glazed side & rear windows and double glazed door that leads into the rear porch.

Rear Porch

5'2" x 4'0" (1.59 x 1.24)

With quarry tiled flooring, double glazed rear windows and double glazed back door.

Wet Room

8'1" x 5'11" (2.47 x 1.81)

Comprising of a wall hung wash hand basin, push button toilet, walk in shower with glass shower screen, fully tiled walls, extractor fan, loft hatch, radiator, vinyl floor and double glazed rear window.



Bedroom 1

16'7" x 11'10" (5.06 x 3.61)

This double bedroom has laminate flooring, radiator, built in wardrobe, double glazed front & rear windows.

Bedroom 2

11'3" x 10'11" (3.44 x 3.34)

Another double bedroom with laminate flooring, radiator and double glazed rear window.

Garage

16'6" x 8'11" (5.03 x 2.72)

Located at the rear and accessed via Epworth Road, this single garage has double opening doors, mains power plus rear door to the back garden.

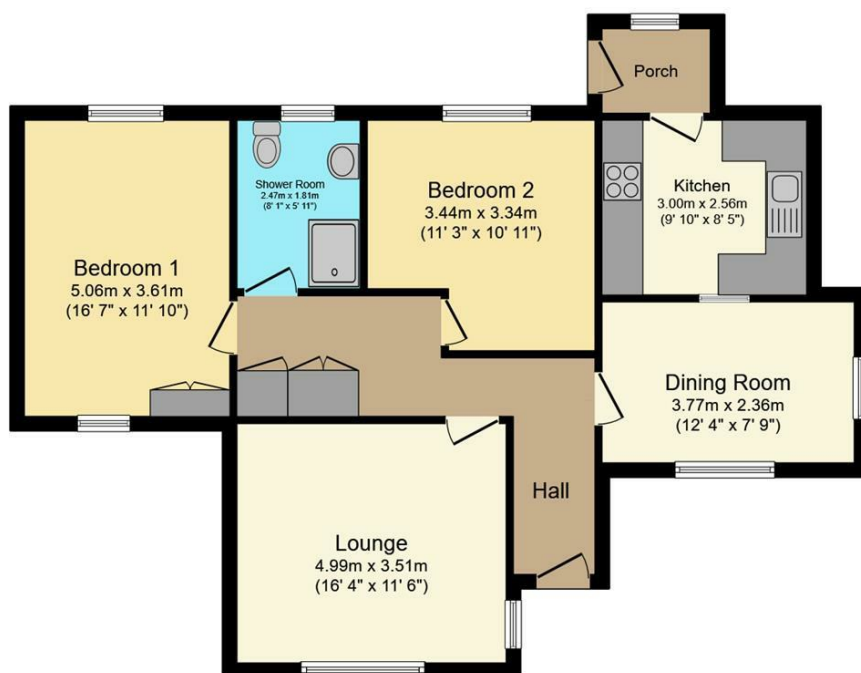
Outside

The bungalow stands on a good size corner plot being paved for low maintenance, gravel and slate flower beds. To the rear of the property there is a private and fully enclosed yard with access to the garage.

Directions

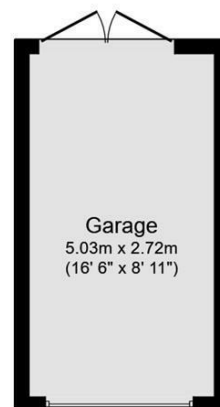
Proceed onto Vale Road which in turn leads onto Rhuddlan Road. After passing the Primary School turn right onto Epworth Road and you will see this bungalow on the left corner.





Floor Plan

Floor area 72.9 m² (785 sq.ft.)



Garage

Floor area 13.7 m² (147 sq.ft.)

TOTAL: 86.6 m² (932 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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