



**34 South Drive, Rhyl, LL18 4ST**

**£330,000**

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**EPC - D66 Council Tax Band - D Tenure - Freehold**



# South Drive, Rhyl

## 3 Bedrooms - Bungalow - Detached

This beautifully presented detached bungalow is located within the South side of Rhyl, being close to all local amenities. The accommodation briefly affords the entrance porch, hallway, fully fitted kitchen with Granite worktops, dining room with double doors giving access to a spacious rear lounge, family bathroom, three bedrooms plus a spacious shower room. Having newly fitted carpets, new Chartwell Green double glazed windows, gas central heating, gated block-paved driveway, garage and enclosed rear garden with patio for Al-Fresco dining. Viewing is highly recommended. EPC is D66. Freehold. Council tax D.



### Accommodation

Composite green front door gives access into the porch

### Porch

With glazed door allowing access into the hallway

### Hallway

Having wood flooring, wall lighting, radiator, loft access and modern doors off:

### Spacious Kitchen

18'7" x 8'6" (5.67 x 2.60)

Fitted with an extensive range of wall, base and drawer units, plinth spotlighting plus electric heater, under unit lighting, black Granite worktop surfaces with matching up-stands, double Belfast sink with mixer tap, eye level double oven, electric hob with extractor fan over, integral fridge freezer plus integral washing machine & dishwasher, glass display unit with lighting and wine rack, ceiling spot lighting, double glazed side window and glazed door that leads into the dining room.

### Dining Room

13'10" x 9'1" (4.23 x 2.79 )

This room has laminate flooring, radiator, wall lights, double glazed French doors to the rear plus double doors that allow access to a spacious rear lounge.

### Lounge

18'9" x 12'11" (5.73 x 3.96 )

This spacious family lounge has wall lights, radiators, T.V connection, fire surround with living flame effect gas fire plus double glazed French doors which give access out onto the rear patio and enclosed back garden.

### Bathroom

7'8" x 5'6" (2.36 x 1.70)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, glass shower screen, modern wall tiles, ceiling spot lights, heated towel radiator, tiled flooring and double glazed side window.



### Bedroom 1

15'8" x 9'8" (4.78 x 2.96)

Having built in wardrobes, radiator, T.v connection and hardwood double glazed side window.

### Bedroom 2

12'3" x 10'11" (3.74 x 3.34 )

This front bedroom has a radiator, fire surround with living flame gas fire plus double glazed bay window with fitted blinds looking over the front lawn.

### Bedroom 3

9'9" x 8'10" (2.98 x 2.70 )

This bedroom has a radiator and hardwood double glazed side window.

### Shower Room

10'7" x 7'3" (3.23 x 2.21)

Comprising of pedestal wash hand basin, toilet, corner walk in shower enclosure, modern wall panelling, ceiling spot lighting, extractor fan, heated towel radiator, wall light, tiled flooring and double glazed front window with fitted blind.

### Outside

Decorative double gates open onto a long block-paved driveway that leads to the garage, the main front garden is lawned with established flower beds. Side gate gives access to the rear garden.

The sunny aspect rear garden is fully enclosed and offers a shaped patio, perfect for Al-Fresco dining with the main garden being laid to lawn with mature flower beds, water feature and has a corner summer house.

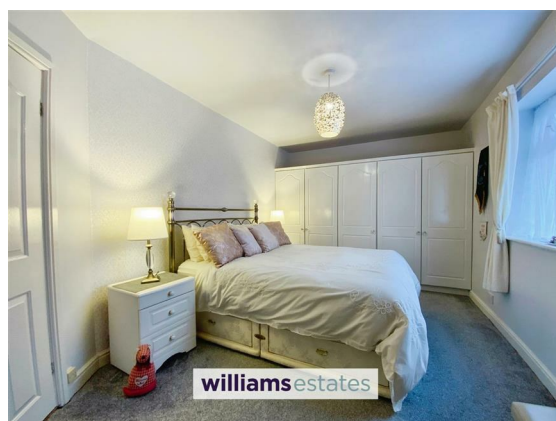
### Garage

22'8" 8'5" (6.91 2.58 )

Up and over door, mains power and side door.

### Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Turn left onto Bryn Cwnin Road then left into South Drive. This bungalow can be located on your left hand side.





**Ground Floor**  
 Floor area 109.5 m<sup>2</sup>  
 (1,179 sq.ft.)

**Garage**  
 Floor area 17.7 m<sup>2</sup>  
 (190 sq.ft.)

**TOTAL: 127.2 m<sup>2</sup> (1,369 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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

