



50 South Drive, Rhyl, LL18 4ST

Offers Over £227,000

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EPC - D64 Council Tax Band - D Tenure - Freehold

South Drive, Rhyl

2 Bedrooms - Bungalow

A well presented two bedroom detached bungalow situated in the sought after location of South Rhyl, with all local amenities nearby. The property briefly afford the entrance hallway, lounge through to orangery, family bathroom, kitchen and dining room, two bedrooms and additional shower room. Outside benefits from. block paved driveway for ample parking, South facing rear garden and garage for storage. Also offering gas fired central heating and double glazing. EPC rating 64 D. Freehold. Council Tax Band D.



Accommodation

Enter via a double glazed front door into the hallway.

Hallway

With laminate flooring, built in meter cupboard, radiator, built in storage and loft access hatch.

Lounge

12'9" x 10'10" (3.91 x 3.32)

Having feature fire surround with electric fire, radiator, laminate flooring, wall lights, TV connection, two feature windows to the side and glazed doors opening into the orangery.

Orangery

12'5" x 10'2" (3.79 x 3.10)

With laminate flooring, wall lights, radiator and double glazed sliding patio doors to the rear garden.

Dining Room

9'7" x 11'5" (2.94 x 3.50)

Having radiator, laminate flooring and double glazed window to the side. Open access through to the kitchen

Kitchen

11'3" x 6'5" (3.45 x 1.96)

Fitted with a range of wall, drawer units, worktop surfaces, single drainer sink with mixer tap, wall tiling, space for fridge freezer, void for electric cooker, plumbing for washing machine, space for tumble dryer, laminate flooring, double glazed window to the side and double glazed door to the rear porch.

Porch

5'1" x 6'6" (1.57 x 2.00)

Fitted with base units and worktop surface, double glazed windows and door to the side.

Bedroom 1

9'7" x 14'0" (2.94 x 4.29)

With laminate flooring, radiator, wall lights and triple glazed bay window to the front.



Bedroom 2

9'8" x 11'11" (2.95 x 3.64)

With laminate flooring, radiator and double glazed window to the front.

Family Bathroom

5'10" x 7'10" (1.78 x 2.41)

Comprising of a 'P' shaped bath with shower over and fixed shower screen, pedestal wash hand basin, push button toilet, wall and floor tiling, extractor fan and two double glazed windows to the side.

Shower Room

9'5" x 5'11" (2.88 x 1.81)

Comprising of a shower enclosure, push button toilet, radiator, laminate flooring, wall panelling and double glazed window to the side.

Outside

Thee front benefits a block paved driveway providing parking for a number of vehicles, which in turn leads to the side with double gates to the rear garden.

The rear garden is South facing and is laid with artificial lawn and flower beds stocked with a variety of plants and shrubs.

Garage

For storage.





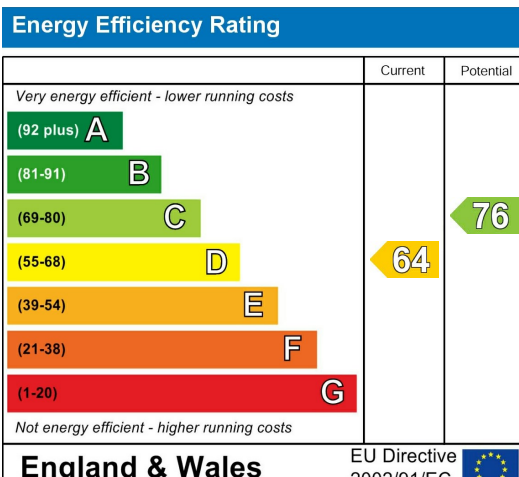
Floor Plan
Floor area 94.8 m²
(1,020 sq.ft.)

TOTAL: 94.8 m² (1,020 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

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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.



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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.

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