



10 Gillian Drive, Rhyl, LL18 4TA

£230,000

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EPC - C71 Council Tax Band - D Tenure - Freehold

Gillian Drive, Rhyl

4 Bedrooms - Bungalow - Detached

No chain! This is a four bed detached dormer bungalow with spacious accommodation that briefly affords a larger than average hallway with stairs to the upper floor, two double ground floor bedrooms, family bathroom, lounge with open plan access to a dining room plus a modern fitted kitchen. On the first floor there is a landing that leads to the master bedroom which has a walk in wardrobe and en-suite shower room. Also on the upper floor is another bedroom with apex ceiling and eaves storage. Outside the property offers front driveway and a low maintenance back garden with raised decked sun terrace and artificial grass. EPC is C71. Freehold. Council tax D.



Accommodation

Double glazed front door opening into the entrance porch that is open plan to a large hallway.

Entrance Porch

with laminate flooring, double glazed window to the side and open access into the hallway.

Hallway

11'9" x 9'4" (3.60 x 2.87)

With radiator, double glazed window, under stairs storage cupboard, laminate flooring and a feature turned staircase that gives access to the upper floor.

Ground Floor Family Size Bathroom

8'10" x 7'11" (2.71 x 2.42)

Fitted with a four piece suite comprising of a panelled bath, shower enclosure, toilet, pedestal wash hand basin, tiled flooring, part tiled walls, spotlighting and double glazed window to the side.

Ground Floor Bedroom 3

12'5" x 11'11" (3.80 x 3.64)

Having radiator and double glazed bay window to the front.

Ground Floor Bedroom 4

12'9" x 10'9" (3.91 x 3.30)

Having radiator, part vinyl flooring with newly fitted carpet to the main bedroom area and double glazed windows to the front.

Lounge

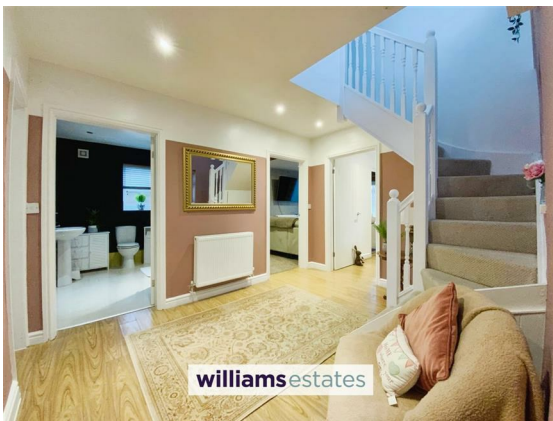
17'10" x 10'0" (5.45 x 3.05)

With radiator, T.v connection, spot lighting, double glazed French doors that give access to the rear enclosed garden plus open plan access to the dining room.

Dining Room

12'10" x 8'4" (3.92 x 2.56)

Having laminate flooring, radiator, spot lighting, double glazed side window and door to the modern kitchen.



Kitchen

13'10" x 8'3" (4.24 x 2.53)

Fitted with navy wall, base and drawer units, modern worktop surfaces with matching up-stands, tiled splash-backs, gas hob with extractor fan over, built in oven, plumbing for a washing machine, space for a tumble dryer, integral fridge freezer, single drainer sink with mixer tap, concealed boiler, spot lighting, double glazed side window, laminate flooring and double glazed French doors that lead out to the back garden.

Stairs to First Floor Landing

Doors off to the two additional bedrooms

First Floor Bedroom 1

12'11" x 11'6" (3.94 x 3.51)

This master bedroom has a radiator, double glazed window, spotlights, door to the en-suite plus another door to a walk in wardrobe.

Walk in Wardrobe

9'7" x 8'1" (2.94 x 2.47)

With power & lighting.

En-Suite Shower Room

5'11" x 5'7" (1.81 x 1.72)

Comprising of a pedestal wash hand basin, toilet, shower enclosure, wall tiles, spot lighting, floor tiles and double glazed window.

First Floor Bedroom 2

9'0" x 8'11" (2.76 x 2.72)

This bedroom has an Apex roof with double glazed triangle window, radiator plus eaves storage cupboards on either side.

Outside

Double gates open onto a driveway that allows parking for a number of vehicles, side gate leads to the back garden.

The rear has artificial grass, raised flower bed and to the corner is a raised decked sun terrace, ideal for Al Fresco dining.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Continue to the roundabout and turn left onto Bryn Cwnin Road. Left again onto South Drive then right onto Gillian Drive. This bungalow can be located on your left hand side.





TOTAL: 120.1 m² (1,293 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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	

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