



3 Lon Eglyn, Rhyl, LL18 4JQ

£144,000

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EPC - D64 Council Tax Band - B Tenure - Freehold

Lon Eglyn, Rhyl

1 Bedrooms - Bungalow

This stunning bungalow is well presented and has been tastefully updated with no work required. The accommodation affords the entrance hallway, modern fitted kitchen, shower room, double size bedroom with wardrobes included and a spacious lounge with space to dine plus patio doors that provide access to a rear conservatory with insulated roof & two Velux windows. Having double glazing, gas central heating and is located close to local amenities. Outside there is a driveway for off road parking and to the rear there is a low maintenance landscaped back garden with artificial lawn and split level Resin patio areas, perfect for Al-Fresco dining. EPC is D64. Freehold. Council tax band is B.



Accommodation

Modern composite front door gives access into the hallway

Entrance Hallway

Having a store cupboard that houses the meters, additional double storage cupboards, tiled flooring, radiator, loft hatch with pull down ladder and lighting.

Kitchen

9'8" x 6'6" (2.97 x 1.99)

Fitted with white gloss fronted wall, base and drawer units, worktop surfaces with matching splash-panels, electric hob with extractor fan over, built in oven, black single drainer sink with mixer tap, void for a fridge freezer, plumbing for a washing machine, space for a tumble dryer, concealed boiler, tiled flooring and double glazed front window.

Shower Room

9'7" x 4'9" (2.94 x 1.47)

Comprising of a vanity wash hand basin, toilet, large walk in shower enclosure, fixed clear glass shower screen, modern wall panels, cladded ceiling, extractor fan, heated towel rail, tiled flooring and double glazed front window.

Double Bedroom

15'6" x 7'6" (4.73 x 2.30)

This bedroom is located at the rear of the bungalow and has a radiator, wardrobes plus double glazed rear window.

Lounge

15'6" x 9'8" (4.73 x 2.95)

Having a modern electric fire, radiator, T.v connection, space to dine, double glazed high window to the side plus double glazed sliding door which give access to the insulated conservatory.



Conservatory

8'9" x 7'0" (2.68 x 2.15)

Having a newly insulated roof, inset spotlighting, two feature Velux windows, tiled flooring, full length double glazed surrounding windows and French doors that lead out onto the rear patio and enclosed garden.

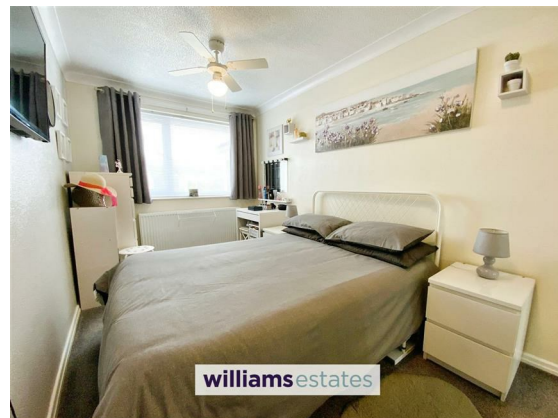
Outside

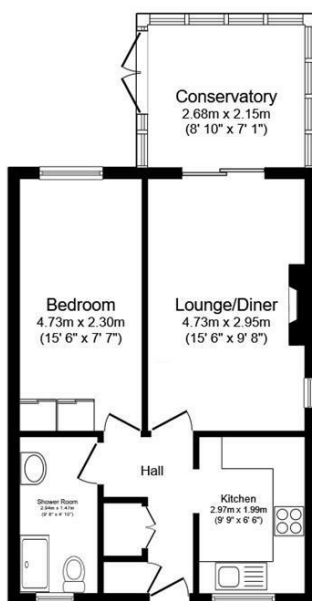
Front driveway with parking for two vehicles.

The Landscaped rear garden offers a split level Resin patio, artificial lawn, slate chipped flower beds and is full enclosed by fencing.

Directions

Proceed onto Wellington Road and head towards Grange Road. Continue along this Road and turn left into the Ffordd Elan. Go over the mini roundabout, passing the shop & Doctors Surgery and take a left turn into Lon Wen. First right onto Lon Eglyn and this bungalow can be located on your left.





Floor Plan

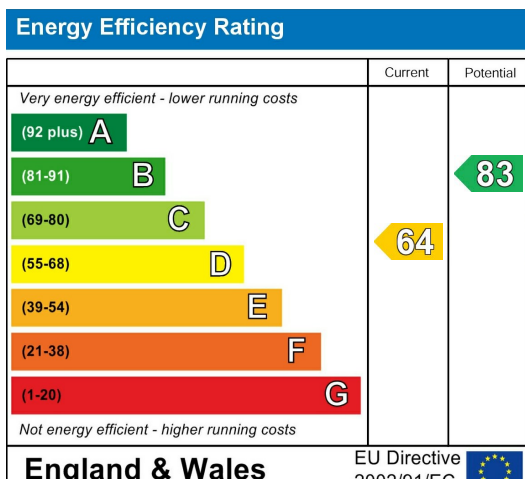
Floor area 50.1 sq.m. (539 sq.ft.)

TOTAL: 50.1 sq.m. (539 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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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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