



**38 Bridgeway Road, Rhyl, Denbighshire,  
LL18 4BN**

**£175,000**



**EPC - null    Council Tax Band - C    Tenure - Freehold**



# Bridgegate Road, Rhyl

## 2 Bedrooms - Bungalow - Detached

This double fronted detached bungalow, situated in a popular location, briefly affords the entrance hallway, lounge, dining room, kitchen, shower room plus two bedrooms. Outside offers driveway parking, and garden s to front and rear. Also benefiting gas central heating and double glazing. EPC is D 59. Freehold. Council tax band C.



### Accommodation

Double glazed front door giving access into the hallway

### Entrance Hallway

Having laminate flooring, radiator, storage cupboard housing the electric meter and doors off

### Lounge

13'0" x 10'11" (3.96 x 3.33)

Having laminate flooring, radiator, TV connection, marble effect fire surround with living flame style gas fire and double glazed bay window to the front with fitted blinds.

### Dining Room

10'11" x 10'4" (3.33 x 3.15)

With laminate flooring, radiator, double glazed side window with blind and door leading into the kitchen

### Kitchen

11'3" x 6'8" (3.43 x 2.03 (3.42 x 2.04))

Fitted with a range of modern wall, drawer and base units and tall larder unit, worktop surfaces, stainless steel single drainer sink with mixer tap, space for tall standing fridge freezer, plumbing for washing machine, built in Zanussi oven and four ring induction hob, wall mounted Ideal central heating boiler, three double glazed windows and a double glazed door to the rear.

### Bedroom 1

13'0" x 9'11" (3.96 x 3.02)

Having radiator and double glazed bay window to the front with fitted blinds.

### Bedroom 2

10'3" x 8'5" (3.12 x 2.57 (3.13 x 2.56))

With radiator and double glazed window to the rear with fitted blind

### Shower Room

6'9" x 5'10" (2.06 x 1.78)

Comprising of a pedestal wash hand basin, toilet, electric shower, b-fold shower screen & curtain, wall tiles, extractor fan, loft access and double glazed window.



## Outside

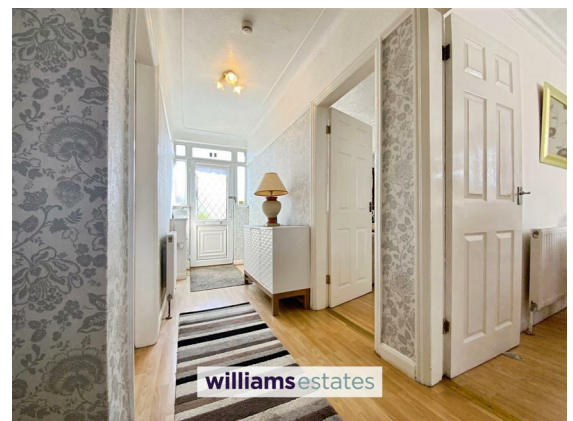
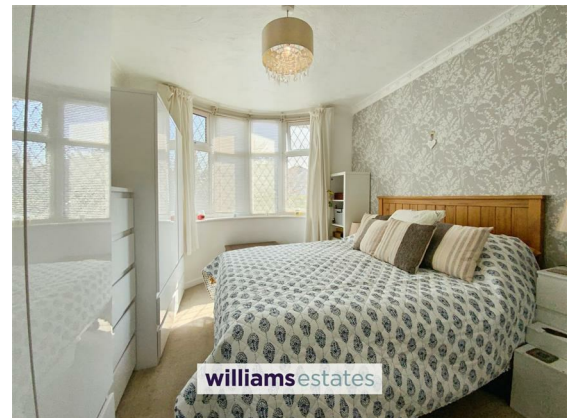
Double gates open onto the driveway, the front has been landscaped with gravel and offers a variety of plants and shrubs. Side access gate to the rear garden.

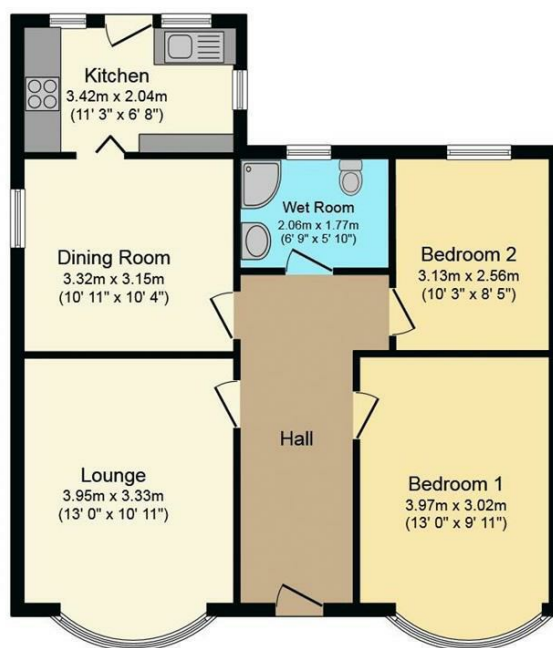
The rear garden is fully enclosed with a paved patio, large timber shed, lawned section and surrounding flower beds.

## Directions

Continue onto Wellington Road which leads onto Russell Road.

At the crossroads turn right onto Tynewydd Road, right again opposite the Rugby Club onto Bridgegate Road, you will find this property on right hand side.





## Floor Plan

Floor area 71.6 sq.m. (771 sq.ft.) approx

Total floor area 71.6 sq.m. (771 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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