



**68 Rosehill Road, Rhyl, Denbighshire,
LL18 4TR**

£255,000

 3  2  1  C

EPC - C69

Council Tax Band - D

Tenure - Freehold

Rosehill Road, Rhyl

3 Bedrooms - Bungalow - Detached

Standing on a good size corner plot, this modernised detached bungalow briefly affords the entrance porch, hallway, lounge with bay window, kitchen, utility, bathroom, three bedrooms plus en-suite shower room off the master bedroom. Having double glazing, gas central heating, enclosed front gardens, side driveway and enclosed rear garden with large shed. The former integral garage has been converted to a handy additional room with rear toilet facility and rear access door. EPC is C69. Freehold. Council tax band D. Call our Rhyl branch to arrange a viewing on 01745 369 444.



Accommodation

Double glazed door giving access into the entrance porch

Entrance porch

With laminate flooring and glazed internal door providing access to the hallway

Hallway

With loft hatch, laminate flooring, smoke alarm, inset spot lighting, radiator and doors off.

Lounge

13'9" x 12'3" (4.21 x 3.74)

This light room has a double glazed side window, double glazed bay window to the front, wall mounted modern electric fire, T.v connection, laminate flooring and two radiators.

Utility Room

4'5" x 4'3" (1.35 x 1.30)

Having a worktop surface, plumbing for a washing machine, space for a tumble dryer, wall mounted boiler, tiled flooring and double glazed side window.

Kitchen

12'11" x 7'9" (3.94 x 2.37)

Fitted with cream fronted wall, base and drawer units, black granite worktop surfaces with bowl and a half sink & mixer tap, tiled splash-backs, integral fridge freezer & dishwasher, built in oven, electric hob with extractor fan over, inset spot lighting, tiled flooring, radiator, double glazed front & side windows plus double glazed back door.

Bathroom

6'1" x 5'5" (1.87 x 1.66)

Comprising of a pedestal wash hand basin, toilet, bath with electric shower over, clear glass shower screen, wall tiles, heated towel rail, tiled flooring, inset spot lighting, extractor fan and double glazed window.



Bedroom 1

11'9" x 8'11" (3.60 x 2.73)

Having a radiator, double glazed window and door to the modern en-suite shower room.

En-Suite Shower

5'5" x 4'9" (1.66 x 1.46)

Comprising of a pedestal wash hand basin, toilet, walk in shower with fixes clear glass shower screen, modern wall tiles, inset spotlights, radiator and double glazed window.

Bedroom 2

11'10" x 11'3" (3.61 x 3.45)

This double room has a double glazed bay window looking over the front garden and radiator.

Bedroom 3

9'11" x 9'8" (3.04 x 2.97)

Having laminate flooring, radiator, T.v connection, built in storage cupboards and double glazed front window.

Additional Room

15'10" x 8'9" (4.84 x 2.67)

Former garage converted to this handy additional room with modern decor, vertical grey radiator, laminate flooring, double glazed front & side windows plus glazed door to the rear hall area with double glazed back door and door to the toilet facility.

Toilet Facility

4'0" x 4'0" (1.24 x 1.24)

Fitted with a vanity wash hand basin, toilet and double glazed window.

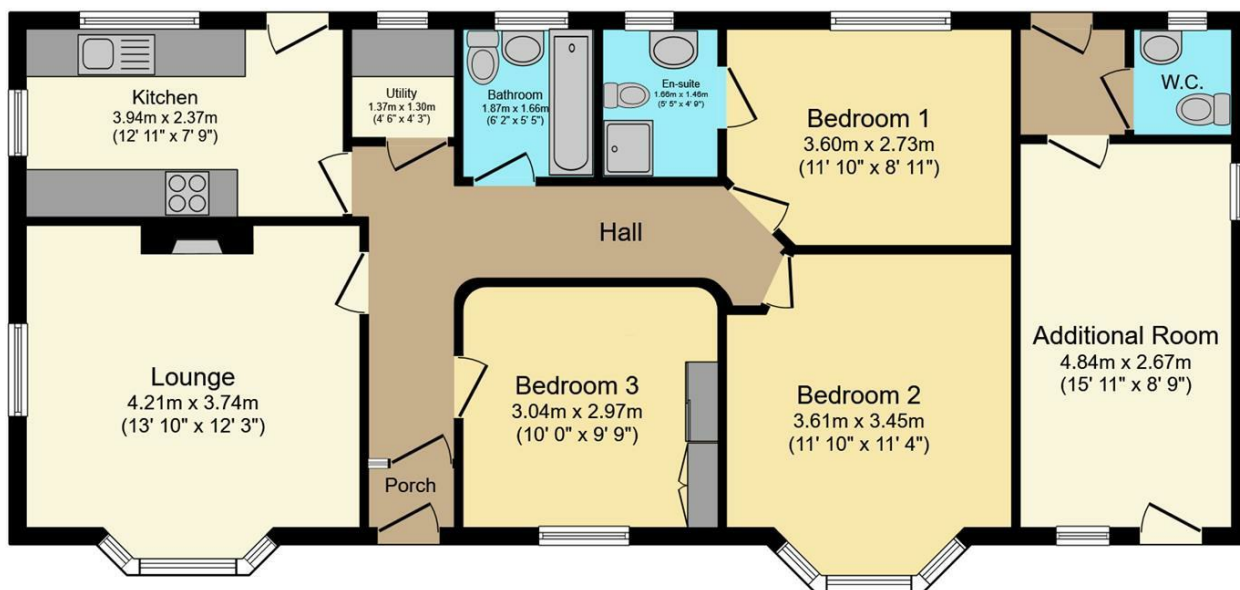
Outside

Standing on a corner plot the front gate is accessed via Weaverton Drive. The front garden is enclosed by wall and fencing, offering a block paved path and lawn areas with bespoke entrance ramp giving easy access to the front door. Side gate leads to a front garden which has just had grass seeds for a new lawn plus a small patio area. On the other side of the bungalow, there is a driveway providing ample parking and a side gate then leads to an enclosed patio area with metal storage shed.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Continue upto the mini roundabout and turn left onto Bryn Cwnin Road, left onto Rosehill Road. This bungalow can be located on your right hand side and on the corner of Weaverton Drive.





Floor Plan
Floor area 97.1 sq.m. (1,045 sq.ft.)

Total floor area: 97.1 sq.m. (1,045 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

williams
estates

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) A		
(81-91) B		83
(69-80) C	69	
(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	

Call us on
01745 369444

Rhyl@williamsestates.com

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.

williamsestates