



4 Plas Road, Rhyl, LL18 4HT

£210,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Plas Road, Rhyl

2 Bedrooms - Bungalow

This modern and well presented detached bungalow is to be sold with no onward chain. The accommodation affords the entrance porch, hallway, lounge, fitted kitchen with space to dine, modern bathroom plus two double bedrooms. Having double glazing, gas central heating, ample off road parking on the front block driveway with double access, side garden area plus a private sunny aspect rear patio with the former converted garage now providing a utility and handy store. Viewing is highly recommended. EPC rating 70 C. Freehold. Council tax band C.



Accommodation

Double glazed front door gives access into the entrance porch

Entrance Porch

With laminate flooring, built in double storage cupboard and modern glazed door leads into the hallway.

Hallway

Having laminate flooring, radiator, loft hatch and modern internal doors give access to all other rooms.

Lounge

15'8" x 11'2" (4.78 x 3.42)

This light and airy room has two double glazed side windows, T.v connection for a wall hung television, laminate flooring, radiator and double glazed picture window overlooking the front.

Kitchen

15'3" x 8'1" (4.66 x 2.48)

Fitted with modern gloss fronted wall, base and drawer units, complementary worktop surfaces with matching up-stands, eye level built in double oven, gas hob with extractor fan over, space for a slot in fridge freezer, plumbing for a dishwasher, vitical modern radiator, vinyl flooring, space to dine, inset spot lighting, double glazed side window and double glazed French door provide access to the enclosed back garden.

Bedroom 1

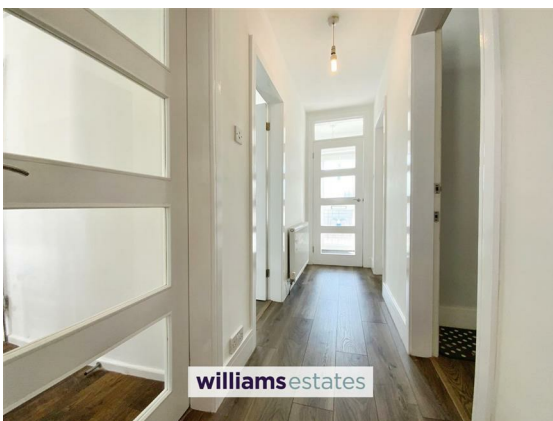
12'5" x 8'2" (3.79 x 2.49)

Having built in sliding wardrobes, radiator, laminate flooring and double glazed rear window.

Bedroom 2

10'0" x 8'9" (3.07 x 2.67)

This bedroom has a radiator, built in mirrored wardrobes, laminate flooring and double glazed front window.



Bathroom

6'3" x 5'6" (1.93 x 1.70)

Comprises of a modern built in vanity wash hand basin & toilet, P Shaped bath with mixer shower and clear glass shower screen, wall tiles, heated towel rail, tiled flooring, extractor fan, inset spot lighting and double glazed rear window.

Outside

Having two openings onto a block paved driveway that gives ample off road parking. Timber gate to the side garden area and additional side gate gives access to the back garden.

The sunny aspect rear offers a paved patio, perfect for Al-Fresco dining with power sockets and greenhouse/store.

Utility / Store Room

17'6" x 10'3" (5.35 x 3.14)

Formally the garage, this now provides a handy utility room with plumbing for the washing machine, space for white goods, side window & door.

Directions

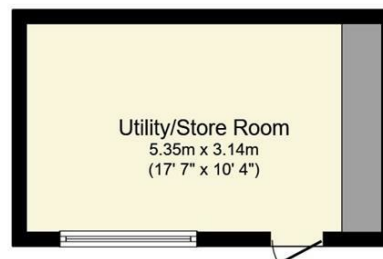
Continue onto Grange Road that leads onto Dyserth Road turning right onto Plas Road. This bungalow can be located on your left.





Floor Plan

Floor area 59.6 sq.m. (641 sq.ft.)



Outbuilding

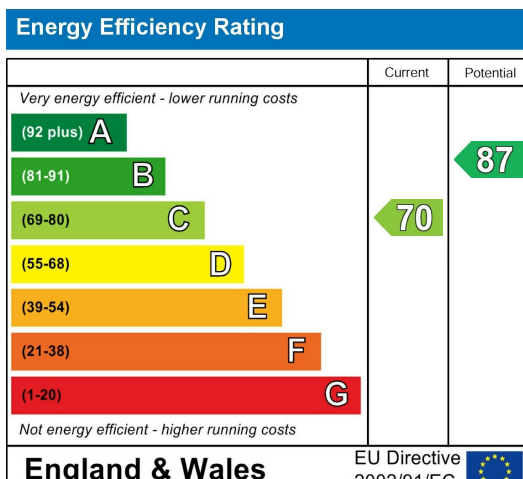
Floor area 16.8 sq.m. (181 sq.ft.)

Total floor area: 76.4 sq.m. (822 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.



England & Wales

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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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