



**19 Tynewydd Road, Rhyl, LL18 3BD**

**£250,000**

 3  1  3  D

**EPC - D56    Council Tax Band - D    Tenure - Freehold**



# Tynewydd Road, Rhyl

## 3 Bedrooms - Bungalow

This spacious detached bungalow is located close to the beach and all local amenities are close by. The accommodation affords the entrance porch, lounge, reception dining hall with open plan inner hallway with feature turned staircase to the upper floor, L-shaped kitchen with access to a rear sun lounge that also gives access to a utility room plus separate toilet facility. Just off the inner hall is the shower room, two double bedrooms and on the upper floor there is the landing area and third loft bedroom with velux window. Having double glazing, gas central heating, two driveways and a sunny aspect rear garden with log cabin & tool sheds. Viewing is highly recommended, contact our Rhyl team on 01745 369 444. EPC is D56. Freehold. Council tax band is D.



### Accommodation

Double glazed front door gives access into the entrance porch.

### Entrance Porch

8'8" x 5'2" (2.65 x 1.60)

With double glazed windows, wall light, vinyl flooring and double glazed door providing access into the reception dining room.

### Reception Dining Room

11'11" x 9'2" (3.64 x 2.81)

Having spot lighting, Air flow circulation fan, radiator, wood flooring, double glazed side window and open access to the inner hallway with radiator, turned staircase to the upper floor, under stairs storage cupboard, built in storage cupboard and doors off.



### Lounge

14'4" x 14'3" (4.39 x 4.36)

This spacious living room has a radiator, T.v connection, fire surround with electric fire and double glazed front window.

### Kitchen

15'1" max x 11'5" max (4.61 max x 3.49 max)

L-shaped - Fitted with white gloss fronted wall, base and drawer units, worktop surfaces, tiled splash-backs, bowl and a half single drainer sink, plumbing for a dishwasher, space for under counter fridge & freezer, wall mounted boiler, built in double oven, gas hob with extractor fan over, vinyl flooring, double glazed side window and open access to the rear sun lounge.



### Rear Sun Lounge

10'11" x 8'5" (3.34 x 2.59 )

This handy additional room has a radiator, vinyl flooring, double glazed side window, double glazed sliding doors which give access to the rear enclosed back garden. Doors to the utility & toilet facility.

### Utility Room

7'3" x 4'5" (2.21 x 1.37 )

Having a worktop surface with single drainer sink, plumbing for a washing machine, space for a tumble dryer, vinyl flooring, double glazed window plus double glazed door to the front driveway.

### Toilet

Comprising of a corner wall hung wash hand basin, push button toilet, vinyl flooring and double glazed window.

### Shower Room

11'5" x 4'9" (3.49 x 1.46 )

Comprising of a pedestal wash hand basin, push button toilet, walk in shower enclosure with clear glass fixed shower screen, wall tiles, wooden painted wall paneling, vinyl flooring, radiator, extractor fan and double glazed rear window.

### Bedroom 1

12'10" x 11'6" (3.93 x 3.52 )

Having a radiator and double glazed window looking towards the rear enclosed garden.

### Bedroom 2

11'10" x 9'2" (3.63 x 2.81 )

Having a radiator and double glazed front window.

### First Floor Landing

From the hall a feature turned staircase leads to the landing space with door to the third bedroom. Velux window.

### Loft Bedroom 3

15'7" x 10'7" (4.77 x 3.23 )

This loft room has a radiator, dado rail, glass block window, velux window, recess wardrobe with hanging rail and eaves storage.

### Outside

The front offers dual driveways, perfect for parking a motorhome or additional off road parking. The main front is laid with slate chippings and golden gravel for low maintenance plus flower bed area.

Side access to the rear garden.

The rear offers a sunny aspect paved patio with raised flower beds, water tap & lighting, greenhouse, hardstanding base and mains power suitable for a hot tub plus timber log cabin/summer house with separate tools sheds.

### Directions

Proceed onto Wellington Road and head towards Prestatyn. At the crossroads turn left onto Tynewydd Road, this bungalow can be located on your left.







Total floor area: 130.8 sq.m. (1,408 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.

#### 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>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>56</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<br>2002/91/EC |           |



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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