



10 Llys Sion, Rhyl, LL18 4JY

£215,000

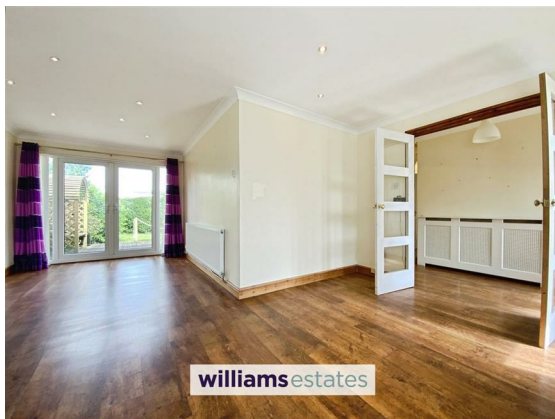
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EPC - C71 Council Tax Band - D Tenure - Freehold

Llys Sion, Rhyl

3 Bedrooms - Bungalow - Detached

This detached three bedroom bungalow is tucked away within a cul-de-sac position on a sought after residential development, with local bus routes, a dentist, doctors surgery and co-op close by. The property briefly requires some modernisation and briefly comprises; entrance hall, 'L' shaped lounge/diner, kitchen, shower room and three bedrooms. Outside offers driveway parking, garage and gardens to the front and rear. Also benefiting gas fired central heating and double glazing. EPC rating 71C. Freehold. Council Tax Band D.



Accommodation

Enter via a double glazed front door into the hallway.

Hallway

With built in storage cupboard, radiator, airing cupboard and loft access hatch.

Lounge

21'5" max x 15'7" max (6.53 max x 4.75 max)
With radiator, inset spotlighting, full length double glazed window to the front and double glazed french doors opening onto the garden.

Kitchen

11'5" x 10'8" (3.48 x 3.27)
Fitted with a range of wall, drawer and base units, worktop surfaces, stainless steel single drainer sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge freezer, built in double oven with gas hob, tiled flooring, double glazed window and door to the rear.

Shower Room

7'4" x 8'6" (2.26 x 2.60)
Comprising of a pedestal wash hand basin, push button toilet and walk in shower with fixed glass screen, extractor fan, fully tiled walls, heated towel rail, tiled flooring and double glazed window to the rear.

Bedroom 1

12'7" x 8'7" (3.86 x 2.64)
With radiator and double glazed window to the front.

Bedroom 2

8'8" x 9'6" (2.65 x 2.91)
With radiator, built in mirrored wardrobes and double glazed window to the rear.

Bedroom 3

10'8" x 9'6" (3.26 x 2.91)
With radiator and double glazed window to the front.



Outside

The front garden is laid to lawn with paved pathway, driveway parking which in turn leads to the garage. Side access gate to the rear garden.

The rear garden is laid to lawn with paved patio area and decked terrace, perfect for al fresco dining.

Garage

8'3" x 17'1" (2.53 x 5.22)

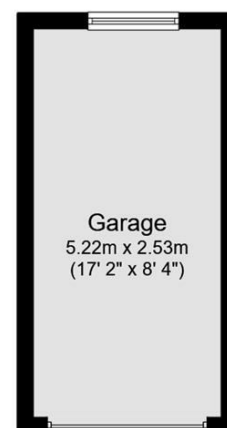
Directions

From the Rhyl Office proceed up Bodfor Street, turn right onto Wellington Road, follow the road along onto Russell Road and inturn onto Rhyl Coast Road, at the lights turn right onto Tynewydd Road proceeding over the railway bridge and turning left onto Ffordd Anwyl, continue right around turning right onto Llys Dewi and Llys Sion is on the left hand side.





Floor Plan
Floor area 80.6 sq.m. (868 sq.ft.)



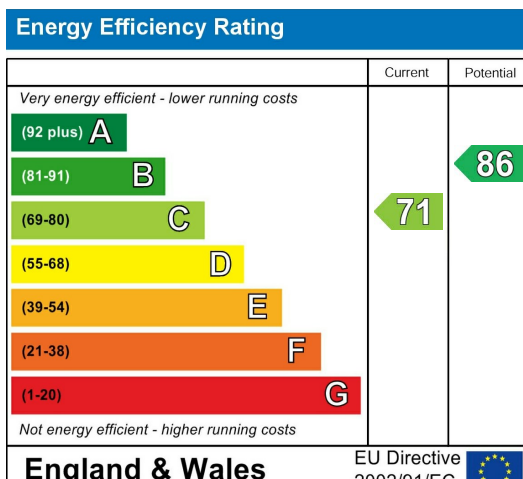
Garage
Floor area 13.2 sq.m. (142 sq.ft.)

Total floor area: 93.8 sq.m. (1,010 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.



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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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