



9 Hilton Drive, Rhyl, LL18 3BE

£185,000

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EPC - D67 Council Tax Band - C Tenure -

Hilton Drive, Rhyl

2 Bedrooms - Bungalow

Having no onward chain, this detached bungalow is within walking distance to the beach and all other amenities are near by. The accommodation affords the entrance hallway, spacious lounge diner, kitchen, rear sun room, shower room plus two double bedrooms.

Having double glazing, gas central heating, driveway, garage and low maintenance gardens with mature plants in the lower rear garden, plus upper paved patio perfect for Al-Fresco dining. EPC is 67D. Freehold. Council tax band is C.



Accommodation

Double glazed front door giving access into the hallway

Entrance Hallway

With radiator, loft hatch and walk in store room with double glazed window.

Lounge Diner

18'11" x 11'4" (5.78 x 3.46)

This spacious living room has a tiled fire surround with gas fire, wall lights, T.v connection, radiator, double glazed side window, two diamond shaped front windows plus a double glazed bay window looking over the front garden.

Kitchen

12'5" x 8'8" (3.79 x 2.65)

Fitted with wall, base and drawer units, worktops surfaces, single drainer sink, wall tiles, double glazed rear window, void for a slot in gas cooker, plumbing for a washing machine, space for a fridge freezer, radiator, vinyl flooring and access into the rear sun lounge.

Sun Room

13'5" x 5'9" (4.09 x 1.76)

Having a double glazed rear window, wall light, radiator and double glazed back door.

Bedroom 1

12'7" x 9'8" (3.86 x 2.97)

With radiator and rear window

Bedroom 2

12'2" x 8'9" (3.72 x 2.67)

Having a radiator and double glazed side window.

Shower Room

6'8" x 5'6" (2.04 x 1.68)

This modern wet room has a wall hung wash hand basin, push button toilet, shower with half bi-fold shower screen, fully tiled walls, vinyl flooring, extractor fan, heated towel rail and double glazed side window.



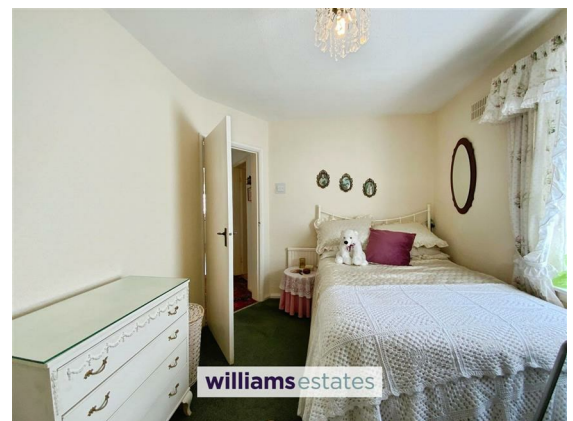
Outside

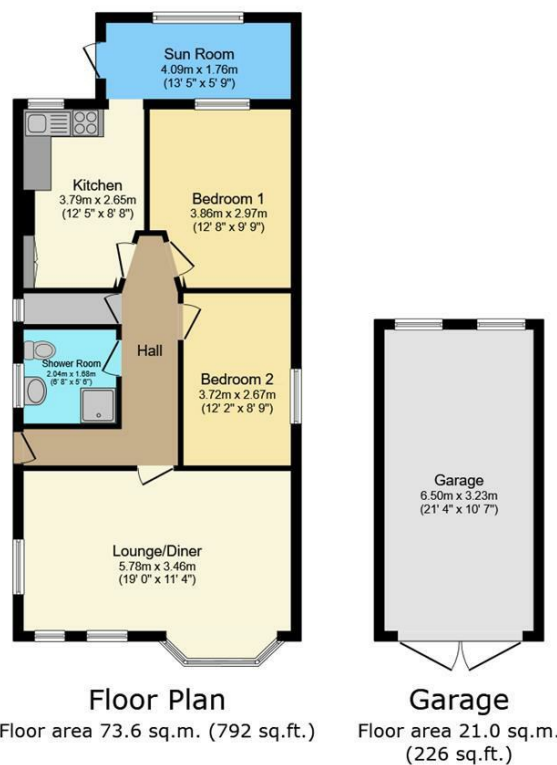
The front offers a driveway that leads up to the detached garage with the main front garden being laid with gravel. Side access to the rear.

The suntrap upper patio has a dwarf wall and adjacent is a ramp that leads to the lower private garden that is gravelled with a variety of mature plants, shrubs & trees plus additional seating area behind the garage,

Directions

Proceed onto Wellington Road and head in the direction of Prestatyn. At the crossroads turn left onto Tynewydd Road and third right onto Hilton Drive.



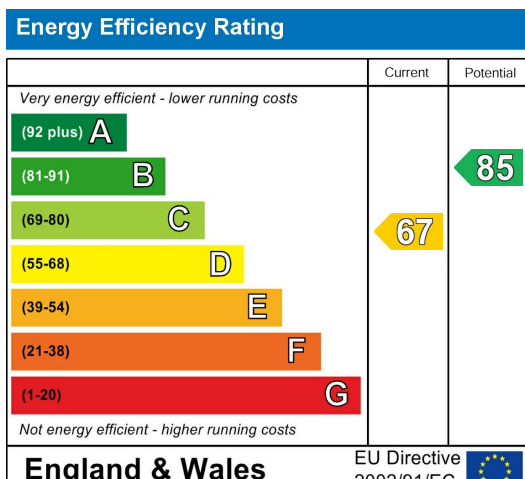


Total floor area: 94.5 sq.m. (1,017 sq.ft.)

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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