



76 Rosehill Road, Rhyl, LL18 4TS

£195,000

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EPC - D66 Council Tax Band - C Tenure - Freehold

Rosehill Road, Rhyl

3 Bedrooms - Bungalow

This detached bungalow is to be sold with no onward chain and the accommodation affords the entrance porch, hallway, front lounge, kitchen diner, bathroom plus three bedrooms. Having double glazing, gas central heating, driveway for off road parking, enclosed rear garden and is located within the South side of Rhyl. EPC rating is D66. Freehold. Council tax C. To arrange a viewing, contact our Rhyl Branch on 01745 369 444.



Accommodation

uPVC front door giving access into the entrance porch.

Entrance Porch

With glazed door leading into the hallway

Hallway

Having laminate flooring, radiator, meter cupboard and loft access hatch.

Lounge

12'7" x 12'2" (3.84 x 3.71)

This front living room has laminate flooring, radiator, T.v connection, fire surround with living flame effect gas fire and double glazed bay window to the front.

Kitchen Diner

18'9" x 8'5" (5.74 x 2.58)

Fitted with beach fronted wall, base and drawer units, worktop surfaces, tiled splashbacks, single drainer sink with mixer tap, integrated under counter fridge & freezer, plumbing for a washing machine, concealed boiler, built in double oven, gas hob with extractor fan over, inset spotlighting, radiator, laminate flooring, two double glazed side windows and double glazed back door.

Bedroom 1

13'10" x 9'10" (4.23 x 3.01)

Having laminate flooring, radiator and double glazed rear window

Bedroom 2

11'11" x 8'10" (3.64 x 2.71)

With laminate flooring, radiator and double glazed side window.

Bedroom 3

10'9" x 6'0" (3.30 x 1.84)

This room has laminate flooring, radiator and double glazed front window.



Bathroom

7'9" x 5'5" (2.38 x 1.66)

Comprising of built in vanity wash hand basin and toilet, white gloss units, worktop, bath with shower over, clear glass shower screen, fully tiled walls, tiled flooring, heated towel rail, spot lighting, extractor fan and double glazed side window.

Outside

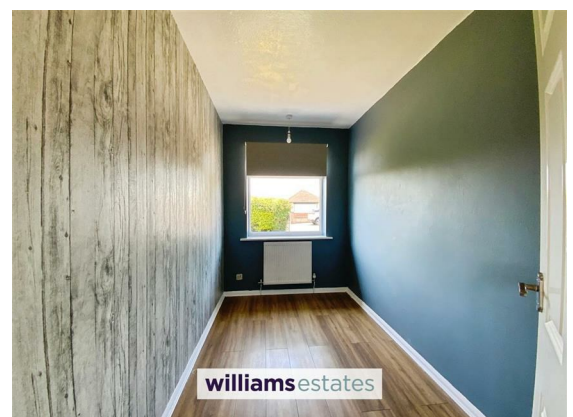
Decorative double gates give access onto the driveway, the front garden is lawned with mature shrubs.

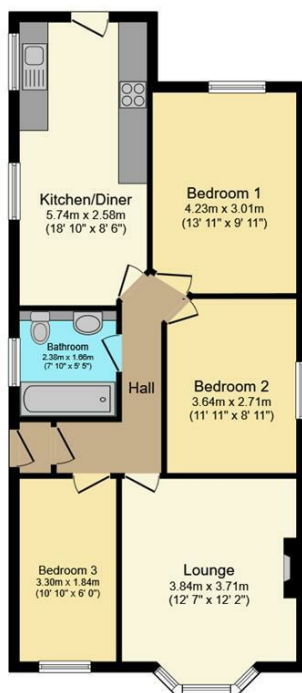
Timber gates lead to the back garden.

The rear offers a patio area, mainly lawned with shrubs and timber storage shed.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. After passing the petrol station, turn left onto Rosehill Road. This bungalow can be located on your left about half way.





Floor Plan

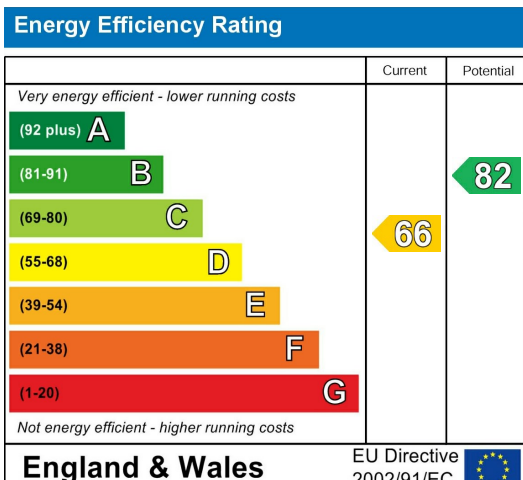
Floor area 73.2 sq.m. (788 sq.ft.)

Total floor area: 73.2 sq.m. (788 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.



Call us on
01745 369444

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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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