



28 Derwen Drive, Rhyl, LL18 2PB

£160,000

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EPC - E49 Council Tax Band - C Tenure - Freehold

Derwen Drive, Rhyl

2 Bedrooms - Bungalow - Detached

Having no onward chain, this detached bungalow is located within the South of Rhyl and the accommodation affords the entrance porch, hallway, lounge with bay window, inner hallway, kitchen, bathroom plus two bedrooms. Having double glazing, gas central heating, driveway and enclosed sunny aspect back garden. EPC is E49. Freehold. Council tax band C. To arrange a viewing, contact our Rhyl branch on 01745 369 444.



Accommodation

A double glazed front door opens into the entrance porch.

Entrance Porch

With laminate flooring, double glazed window to the side and glazed door into the hallway.

Hallway

With radiator, laminate flooring and loft access hatch with pull down ladder.

Lounge

12'9" x 13'3" (3.90 x 4.06)

With laminate flooring, radiator and double glazed window to the front.

Kitchen

9'3" x 7'0" (2.84 x 2.14)

Fitted with a range of wall drawer and base units, worktop surfaces, space for a slot in electric cooker with extractor hood over, bowl and a half single drainer sink with mixer tap, plumbing for washing machine, wall mounted central heating boiler, void for fridge freezer, double glazed windows and double glaze door opening onto the rear garden.

Bathroom

5'1" x 7'1" (1.57 x 2.17)

Comprising of a pedestal wash hand basin, toilet, panelled bath with shower over, wall and floor tiling, radiator, extractor fan and double glazed window to the side.

Bedroom 1

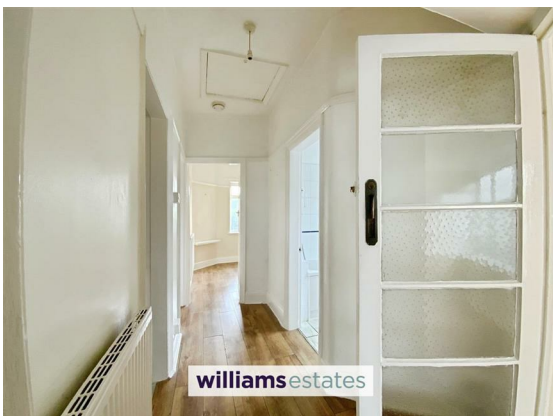
9'5" x 11'8" (2.88 x 3.56)

With radiator, laminate flooring and double glazed window to the rear.

Bedroom 2

9'4" x 9'8" (2.87 x 2.95)

With laminate flooring, radiator and double glazed window the rear.



Outside

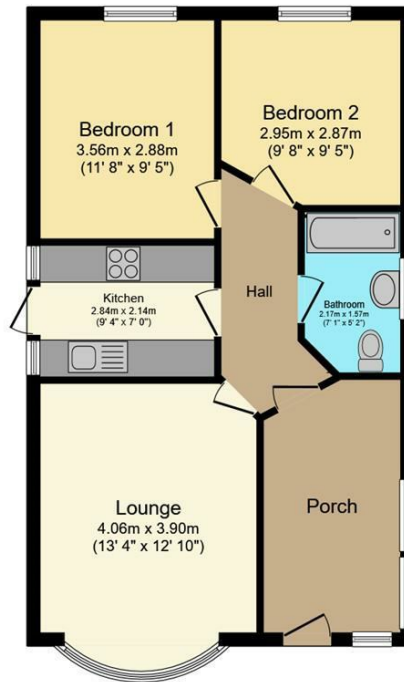
The front garden is laid to lawn with driveway parking and side access gate to the rear.

The rear garden is mainly laid to lawn with paved patio, timber store and enclosed by fencing.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road at the roundabout take the third exit onto Ffordd Derwen then first right into Derwen Drive





Floor Plan

Floor area 59.6 sq.m. (642 sq.ft.)

Total floor area: 59.6 sq.m. (642 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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