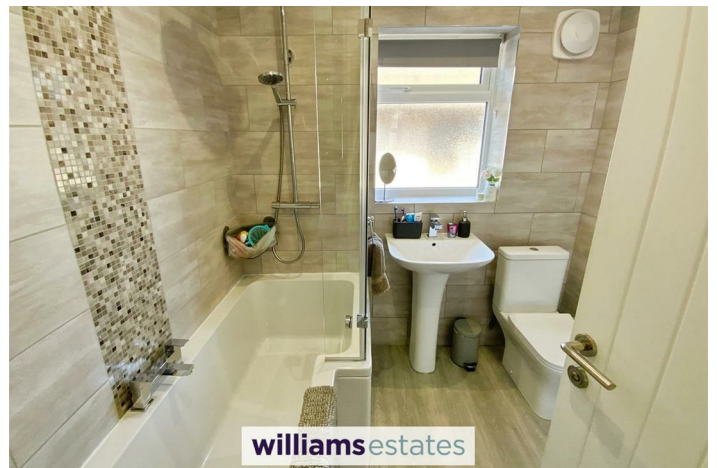


williams estates



6 Arran Drive, Rhyl, LL18 2NS

£185,000

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EPC - C69 Council Tax Band - C Tenure - Freehold

Arran Drive, Rhyl

2 Bedrooms - Bungalow - Detached

This delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The bungalow features a welcoming reception room with space to dine, providing a warm and inviting space for relaxation or entertaining guests. The modern bathroom is conveniently located, catering to the needs of the household with ease. One of the standout features of this property is the modern kitchen plus front parking, which adds to the practicality of living in this lovely home. The surrounding area is known for its friendly community and proximity to local amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility. This bungalow on Arran Drive is a wonderful opportunity not to be missed. With ready to move in appealing features and it's prime location. EPC is C69. Freehold. Council tax band C.



Accommodation

Composite front door giving access into the entrance hallway.

Entrance Hallway

7'4" x 4'4" (2.25 x 1.34)

Having laminate flooring, radiator and door to the L' shaped lounge diner.

Lounge Diner

19'3" mx x 11'8" max (5.88 mx x 3.58 max)

This living room has two radiators, T.v connection, space to dine and two double glazed windows. Door to the inner hallway.

Inner Hall

With radiator & loft hatch having a pull down ladder.

Modern Kitchen

9'7" x 7'3" (2.94 x 2.22)

Fitted with white gloss fronted wall and base units, under unit led lighting, worktop surfaces, black composite sink with mixer tap, tiled splash-backs, plumbing for a dishwasher and washing machine, space for a fridge freezer, void for under counter tumble dryer, built in oven, electric hob over with extractor fan, spot light fitting, smoke alarm, double glazed side window, vinyl tile flooring plus double glazed side door.

Family Bathroom

7'2" x 6'1" (2.19 x 1.87)

Comprising of a pedestal wash hand basin, toilet, L'shaped bath with shower over, clear glass shower screen, wall tiles, heated towel rail, extractor fan, spot lights, built in storage cupboard housing the boiler, vinyl flooring and double glazed side window.

Bedroom 1

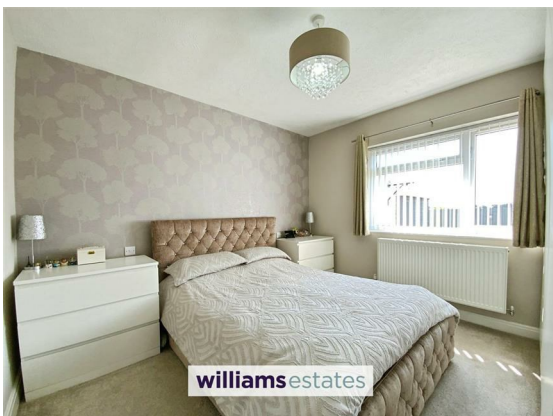
11'2" x 9'9" (3.41 x 2.98)

Having a radiator and double glazed rear window.

Bedroom 2

11'1" x 7'7" (3.39 x 2.33)

This second bedroom has a radiator and double glazed rear window.



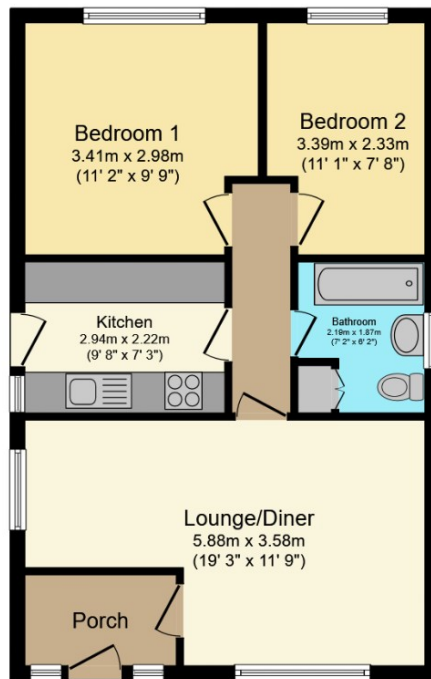
Outside

The front garden is lawned with side driveway. Timber gate giving access to the rear enclosed garden. The South facing rear garden is lawned with patio area, perfect for Al-Fresco dining, good size timber store and is fully enclosed by fencing.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Turn right onto Pen Y Cefndy, second left onto Diane Drive then first right onto Arran Drive. This well presented bungalow can be located on your left hand side.





Floor Plan

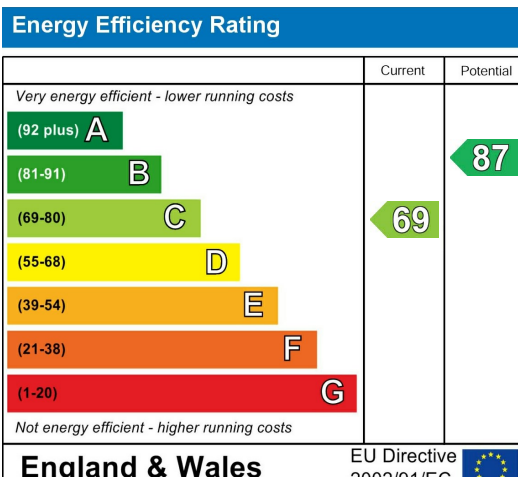
Floor area 55.5 sq.m. (597 sq.ft.)

Total floor area: 55.5 sq.m. (597 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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