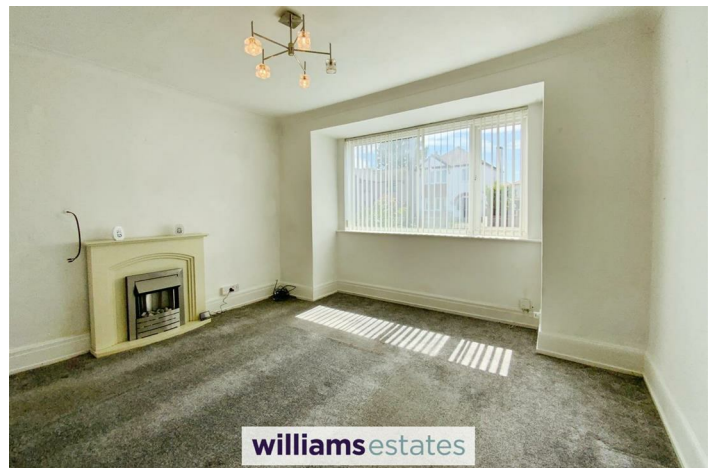




**12 Rosehill Road, Rhyl, Denbighshire,
LL18 4TW**

£159,000

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EPC - D59 Council Tax Band - D Tenure - Freehold

Rosehill Road, Rhyl

2 Bedrooms - Bungalow - Detached

This delightful detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The bungalow features a kitchen with small utility area plus two bedrooms, ensuring a restful night's sleep. The bathroom is conveniently located off the hallway and benefits from a separate toilet facility. The bungalow is set in a tranquil neighbourhood, allowing for a serene living experience while still being close to all local amenities. For those with a vehicle, the property includes off road parking, adding to the convenience of everyday life. Whether you are looking to downsize or seeking a first home, this bungalow presents an excellent opportunity to enjoy single-storey living in a sought-after area. With its prime location, this bungalow on Rosehill Road is a must-see for anyone looking to embrace the relaxed lifestyle that Rhyl has to offer. Don't miss the chance to make this charming property your new home.



Accommodation

Double glazed door allowing access into the entrance hallway.

Entrance Hallway

An L shaped hallway with meter cupboard, radiator, loft access hatch, smoke alarm and doors off.

Lounge

12'7" into the bay x 12'11" (3.84 into the bay x 3.94 (3.83 x 3.93))

Having coved ceiling, radiator, fire surround housing an electric fire and double glazed window to the front elevation with fitted blinds.

Dining Room

14'2" x 8'0" (4.32 x 2.44)

Having radiator, wood flooring, two double glazed windows to the side elevation and glazed door leading into the kitchen.

Kitchen

9'0" x 7'8" (2.74 x 2.34)

Fitted with a range of wall, drawer and base units with worktop surfaces over, bowl and a half drainer sink with mixer tap over, tiled splash backs, slot in gas cooker, void for a fridge freezer, vinyl flooring, radiator and opens up into the utility area.

Utility Room

Having worktop surface, plumbing for a washing machine, void for a tumble dryer, fitted cupboards, vinyl flooring, window to the side elevation and glazed door giving access into the conservatory.

Conservatory

8'0" x 6'7" (2.44 x 2.01)

Fully double glazed, laminate flooring, radiator and glazed door allowing access into the rear garden.

Bedroom 1

11'5" x 9'0" (3.48 x 2.74)

Having picture rail, radiator, door to the walk in wardrobe and double glazed window to the side.



Walk in Wardrobe

6'3" x 3'9" (1.93 x 1.15)

Having radiator, light, hanging rails and wall cladding.

Bedroom 2

8'11" x 8'6" (2.72 x 2.59)

Having radiator and double glazed window to the side.

Bathroom

10'6" x 4'5" (3.20 x 1.35)

Comprising of wall mounted wash hand basin, panelled bath with shower over and a bi folding shower screen, wall tiling, vinyl flooring, radiator, airing cupboard and double glazed window to the side.

Separate Toilet

6'5" x 5'1" (1.96 x 1.56)

Comprising of a push button toilet, vanity wash hand basin, radiator, wall mounted central heating boiler, vinyl flooring and double glazed window to the side.

Outside

The front garden offers a driveway for off street parking, adjacent gravel area with a variety of plants. The rear garden offer a decked patio, flower beds, slate chippings to the central garden area with an additional patio to the far corner and has a rear store.

Directions

From our Rhyl Office proceed up Bodfor Street, go right onto Wellington Road and right again onto the High Street, continue over the railway bridge onto Vale Road which leads onto Rhuddlan Road, Rosehill Road can be found on the left hand side.





Floor Plan

Floor area 72.0 sq. m. (775 sq. ft.) approx

Total floor area 72.0 sq. m. (775 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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