



**6 Lon Mafon, Rhyl, Denbighshire, LL18  
4JE**

**£239,950**

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**EPC - C69    Council Tax Band - D    Tenure - Freehold**



# Lon Mafon, Rhyl

## 3 Bedrooms - Bungalow - Detached

This delightful detached bungalow offers a perfect blend of comfort and convenience. Built in around 1980, the property boasts a well-thought-out layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. The three inviting bedrooms are ideal for families or those seeking extra room for guests or a home office. The bungalow is complemented by a modern kitchen and well-appointed shower room, ensuring that all your daily needs are met with ease. The property also benefits from ample off road parking, adding to the convenience of this lovely home. Surrounded by the picturesque scenery of Rhyl, this bungalow is not only a comfortable living space but also a gateway to the vibrant local community and its amenities. Whether you are looking to enjoy the nearby beaches or explore the local shops and restaurants, this location offers a wonderful lifestyle. With its charming features and practical layout, this bungalow is a fantastic opportunity for anyone looking to settle in this delightful area. EPC is 69 D. Freehold. Council tax D.



### Accommodation

Double glazed front door giving access into the entrance hallway.

### Entrance Hallway

Having vinyl flooring, loft access hatch, radiator, feature glass blocks with door leading to the lounge and further door leading to the dining room.

### Modern Kitchen

8'9" x 9'11" (2.67 x 3.02)

Fitted with cream gloss fronted wall, drawer and base units, complementary worktop surfaces, tiled splashbacks, under unit lighting, stainless steel bowl and a half single drainer sink with mixer tap, integral dishwasher, concealed boiler, built in double oven, electric hob with extractor fan over, plumbing for a washing machine, space for under counter tumble dryer, void for a slot in fridge freezer, radiator, vinyl flooring, double glazed windows to the front and side.



### Lounge

14'7" x 12'3" (4.47 x 3.75)

Having radiator, T.v connection, telephone point, feature fire surround with fitted living flame effect electric fire and double glazed window to the front.

### Dining Room

14'10" x 9'11" (4.52 x 3.02)

Having radiator, wall lights, feature vaulted ceiling with exposed beams, double glazed sliding doors to the side giving access to the enclosed courtyard.

### Inner Hallway

Having loft access hatch and radiator.

### Modern Shower Room

9'6" x 5'6" (2.92 x 1.68)

Comprising of a pedestal wash hand basin, toilet, large modern walk in shower enclosure, fixed clear glass shower screen, extractor fan with spot light, modern wall tiling, heated towel rail, vinyl flooring and double glazed window to the side.



### Bedroom 1

11'9" x 9'9" (3.60 x 2.99)

Having built in wardrobes, radiator and double glazed window to the rear.

### Bedroom 2

11'5" x 8'11" (3.48 x 2.72)

Having built in wardrobes, radiator and double glazed sliding door that provides access to the rear enclosed back garden.

### Bedroom 3

8'7" x 8'4" (2.62 x 2.55)

Having radiator, built in wardrobe and double glazed windows to the front and side.

### Outside

The front garden is open plan and mainly laid to lawn, with driveway providing parking for a number of vehicles and in turn leads to the garage.

To the side is a sunny aspect enclosed block paved courtyard area which leads round to the rear garden that is mainly laid to lawn with surrounding flower beds, timber storage shed and block paved patio area.

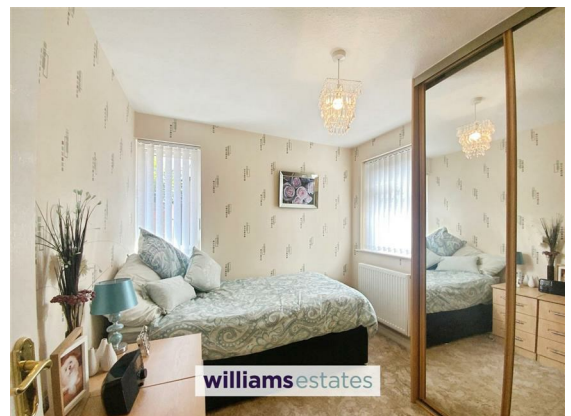
### Garage

17'9" x 8'2" (5.41 x 2.49)

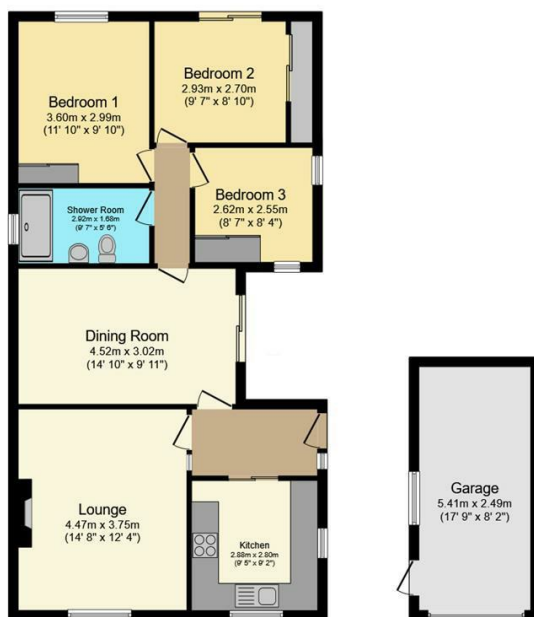
Having rollor door, mains power, side window and personnel door leading to the courtyard area.

### Directions

Proceed onto Wellington Road and head in the direction for Grange Road that continues onto Dyserth Road. Turn left into Ffordd Elan (Park View Estate) go past the shop and turn right onto Lon Mafon. This bungalow can be located on your left.







**Floor Plan**  
 Floor area 80.4 sq.m. (866 sq.ft.)

**Garage**  
 Floor area 13.5 sq.m. (145 sq.ft.)

Total floor area: 93.9 sq.m. (1,011 sq.ft.)

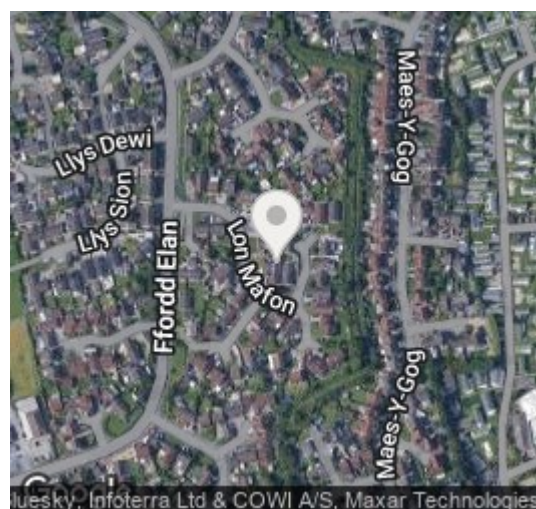
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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