



17 Merllyn Road, Rhyl, LL18 4HG

£185,000

 2  1  3  D

EPC - D57 Council Tax Band - C Tenure - Freehold

Merllyn Road, Rhyl

2 Bedrooms - Bungalow - Detached

This corner detached bungalow offers a perfect blend of comfort and convenience. With two bedrooms plus a multi use additional room, this property is ideal for small families, couples, or those seeking a peaceful retreat. The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertainment. Whether you envision a cosy lounge, a formal dining area, or a versatile study, the possibilities are endless. The property features a well-appointed shower room, ensuring that your daily routines are both comfortable and efficient. Additionally, the bungalow includes ample off road parking, making it easy for you and your guests to come and go with ease. Situated in a desirable location, this home is within easy reach of local amenities, schools, and the beautiful coastline that Rhyl is renowned for. This property presents an excellent opportunity for those looking to enjoy the tranquillity of bungalow living while remaining close to the vibrant community and stunning natural surroundings. In summary, this charming bungalow on Merllyn Road is a wonderful opportunity for anyone seeking a comfortable and convenient home in Rhyl. With its spacious reception rooms, two bedrooms, and practical parking, it is sure to appeal to a variety of buyers. EPC is 57 D. Freehold. Council tax band is C.



Accommodation

Double glazed front door giving access into the entrance hallway.

Entrance hallway

Entrance porch with built in double storage cupboards and open plan access to the hallway. Having laminate flooring, radiator and loft hatch with a pull down ladder.

Lounge

15'10" x 11'2" (4.84 x 3.42)

This spacious living room has laminate flooring, radiator, fire surround with electric fire, T.v connection, wall lights, two diamond shaped double glazed side windows and double glazed front window.



Kitchen

8'9" x 8'0" (2.67 x 2.45)

Fitted with cream fronted wall, base and drawer units, wine rack, worktop surfaces, integral dishwasher, built in oven, gas hob with extractor fan over, single drainer sink with mixer tap, radiator, tiled flooring, double glazed side window and double glazed back door.

Dining Room

10'1" x 8'11" (3.09 x 2.72)

With laminate flooring, radiator, built in storage cupboard that houses the boiler and door that gives access to the second bedroom.

Bedroom 1

13'11" x 10'2" (4.25 x 3.11)

Having laminate flooring, radiator, built in sliding wardrobes and has a double glazed bay window looking towards the front.

Bedroom 2

11'7" x 8'3" (3.54 x 2.54)

As mentioned access to this room is off the dining room. Having laminate flooring, radiator, loft hatch, double glazed rear window and a door provides access to a handy additional room.



Additional Room

9'1" x 8'2" (2.78 x 2.49)

Having laminate flooring, double glazed window and door to the front.

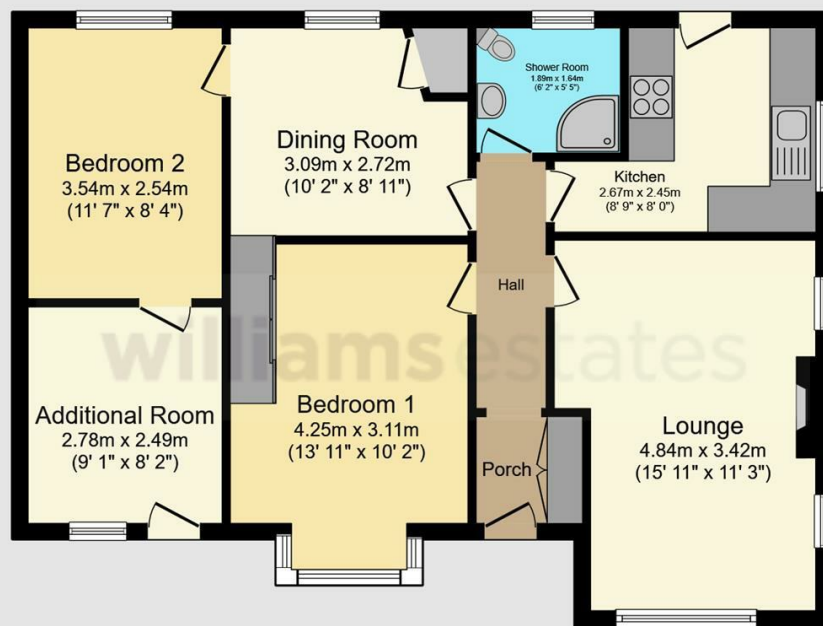
Outside

Double gates provide access onto the driveway that allows parking for a number of vehicles with the front being laid with paving. This garden sweeps around to the side of the bungalow and has surrounding flower beds. To the rear there is a narrow enclosed garden with the back door having overhead canopy.

Directions

Proceed onto Grange Road that in turn leads onto Dyserth Road. Turn right onto Grosvenor Avenue, then left onto Merlyn Road. This bungalow can be seen on the corner and on your right hand side.





Floor Plan
Floor area 70.8 sq.m. (763 sq.ft.)

Total floor area: 70.8 sq.m. (763 sq.ft.)

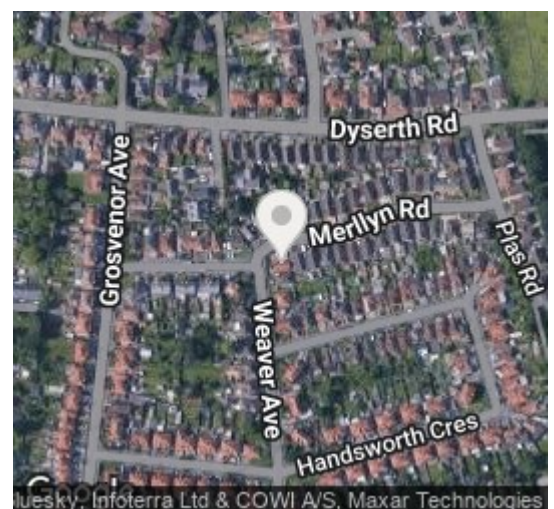
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

williams
estates

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

williamsestates

Call us on
01745 369444
Rhyl@williamsestates.com