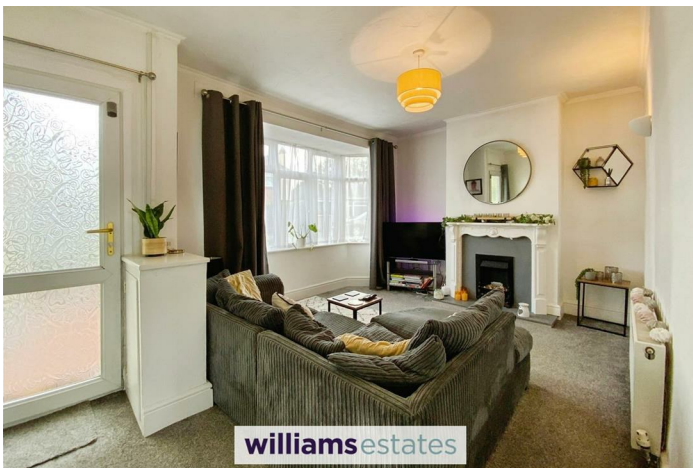




45 St. Margarets Drive, Rhyl, LL18 2HY

£169,950

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EPC - D57 Council Tax Band - D Tenure - Freehold

St. Margarets Drive, Rhyl

2 Bedrooms - Bungalow

This 1935 detached bungalow has had a new roof & offers a perfect blend of comfort and convenience. The property has two bedrooms, perfect for small families, couples, or those seeking a peaceful retreat. The inviting reception room serves as a welcoming space for relaxation and entertaining, allowing for a warm atmosphere to enjoy with family and friends. The bungalow has a bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the parking space, providing added convenience in this lovely residential area. The surrounding neighbourhood is known for its friendly community and proximity to local amenities, making it an excellent choice for those looking to settle in a vibrant yet tranquil environment. This bungalow is a place where memories can be made. Whether you are looking to downsize, purchase your first home, or simply enjoy the ease of single-storey living, this property on St. Margarets Drive is a wonderful opportunity not to be missed. EPC is D57. Freehold. Council tax band C.



Accommodation

Double glazed door giving access into the open plan lounge.

Lounge

16'4" x 11'6" (4.98 x 3.53)

Having a built in meter cupboard, radiator, wall lighting, T.v connection, fire surround and double glazed bay window looking over the front garden.

Kitchen Diner

15'1" x 8'7" (4.62 x 2.63)

Fitted with grey gloss fronted wall, base and drawer units, worktop surface with matching splashbacks, built in oven, electric hob with extractor fan over, single drainer sink with mixer tap, plumbing for a washing machine, space for upright fridge freezer, double glazed side window, space to dine, radiator, vinyl flooring, three full length double glazed rear windows and double glazed back door.

Bedroom 1

11'8" x 10'7" (3.57 x 3.24)

This master bedroom has a radiator and double glazed bay window to the front.

Bedroom 2

8'9" x 7'6" (2.69 x 2.29)

Having a radiator and double glazed rear window.

Bathroom

8'7" x 4'5" (2.64 x 1.35)

Comprising of a vanity wash hand basin, toilet, bath with shower over, modern wall panels, heated towel rail, extractor fan, built in storage cupboard that houses the boiler, vinyl flooring and double glazed rear window.

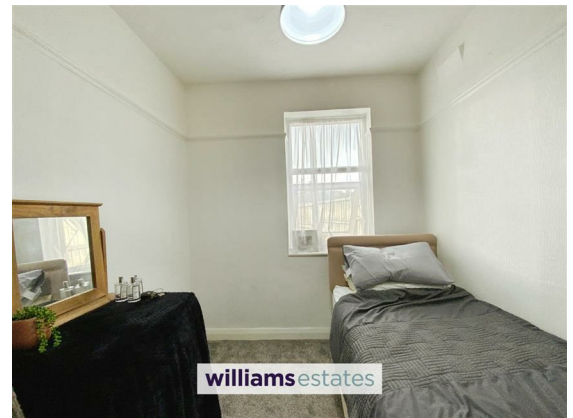
Outside

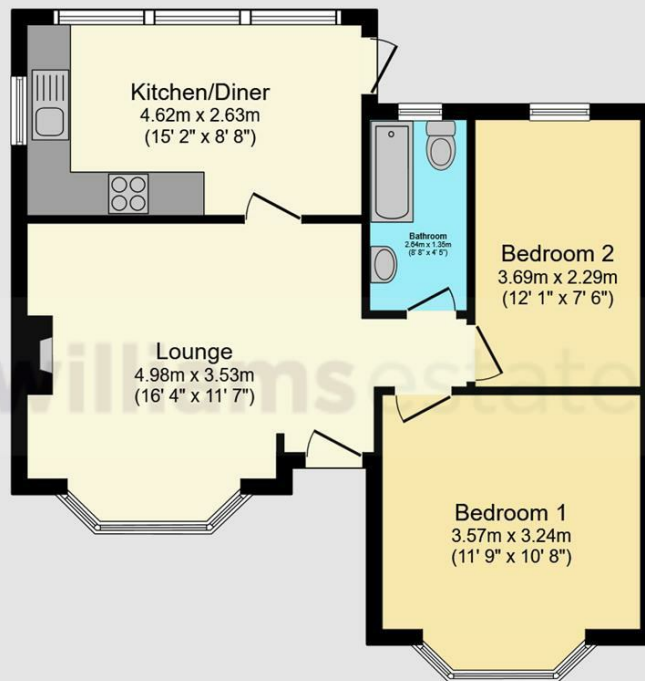
The front offers ample parking on the block paved driveway with path leading to the main entrance. Raised flower bed and timber side gate gives access to the sunny aspect rear enclosed garden that is mainly gravelled.

Directions



Proceed onto Vale Road that leads onto Rhuddlan Road. Just after the petrol station, turn right onto St Margarets Drive. This bungalow can be located on your right hand side.





Floor Plan

Floor area 57.2 sq.m. (615 sq.ft.)

Total floor area: 57.2 sq.m. (615 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		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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EU Directive
2002/91/EC



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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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