



**32 Rhodfa Maen Gwyn, Rhyl, LL18 4JD**

**£130,000**

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**EPC - D63    Council Tax Band - B    Tenure - Freehold**



# Rhodfa Maen Gwyn, Rhyl

## 2 Bedrooms - Bungalow - Semi Detached

This semi-detached bungalow offers no onward chain. With two bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed into the lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features a kitchen & has a modern shower room, ensuring all your essential needs are met with ease. The property is within easy reach of local amenities and the beautiful coastline that Rhyl is renowned for. This small bungalow presents an excellent opportunity for those looking to settle in a friendly community, with the added benefit of single-storey living. Whether you are a first-time buyer or looking to downsize, this bungalow is a must-see. EPC is D63. Freehold. Council tax band B. Contact our Rhyl team to arrange a viewing.



### Accommodation

Double glazed front door giving access into the porch

### Entrance Porch

With double glazed front & side windows plus door giving access into the lounge.

### Lounge

15'10" x 9'10" (4.83 x 3.02 )

Having a radiator, fire surround with electric fire, double glazed front window, door to the hallway and sliding door gives access into the kitchen.

### Kitchen

9'10" x 5'2" (3.00 x 1.60 )

Fitted with wall, base and drawer units, single drainer sink, worktop surfaces, space for a slot in cooker, void for fridge freezer, plumbing for a washing machine, double glazed windows to the front and to the side of the bungalow.

### Inner Hallway

With loft hatch and built in storage cupboard that houses the boiler.

### Bedroom 1

12'11" x 8'3" (3.96 x 2.53 )

This master bedroom has built in wardrobes, radiator and double glazed rear window.

### Bedroom 2

9'9" x 6'10" (2.99 x 2.10 )

Having a radiator and double glazed door that provides access to the rear garden.

### Shower Room

6'5" x 5'2" (1.98 x 1.58)

This wet room comprises of a wall hung wash hand basin, toilet with support rails, shower with bi-fold shower screen and shower curtain, wall panels & wall tiles, extractor fan, vinyl flooring, radiator and double glazed side window.



## Outside

Situated on a corner plot the front and side garden has artificial grass and mature plants. Timber gate gives access to the enclosed back garden that offers a split level patio.

Also, there is off road parking to the rear of the bungalow.

## Directions

Proceed onto Grange Road that in turn leads onto Dyserth Road. Turn right onto Pen Y Maes Avenue and turn left into Rhodfa Maen Gwyn. This bungalow can be located on your right hand side.







**Floor Plan**

Floor area 47.6 sq.m. (513 sq.ft.)

Total floor area: 47.6 sq.m. (513 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](http://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>		
(55-68) <b>D</b>	63	72
(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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