

williams estates



73 Bryn Cwnin Road, Rhyl, LL18 4UD

£215,000

 3  1  1  D

EPC - D64 Council Tax Band - C Tenure - Freehold

Bryn Cwnin Road, Rhyl

3 Bedrooms - Bungalow - Detached

Situated in South Rhyl, this delightful detached bungalow offers a perfect blend of comfort and convenience. The property features three bedrooms, open plan living room, kitchen & diner, family bathroom and utility room. Outside offers off road parking, by way of a driveway, gardens to the front and rear and garage facility. Situated in a desirable location, this bungalow is not only a comfortable residence but also a gateway to the vibrant community and beautiful surroundings that Rhyl has to offer. With its close proximity to local amenities, parks, and the stunning coastline, this property presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a picturesque setting. EPC rating D64. Freehold. Council Tax Band E.



Accommodation

Via a double glazed front door into the porch.

Porch

With tiled flooring and glazed door into the hallway.

Hallway

With laminate flooring, radiator and loft access hatch with pull down ladder.

Lounge

10'8" x 14'9" (3.26 x 4.52)

With laminate flooring, inset spotlighting, TV connection and double glazed windows to the front and side. Open plan access through to the kitchen/diner.

Kitchen/Diner

8'3" x 18'4" (2.52 x 5.60)

Fitted with a range of white gloss wall, drawer and base units, worktop surfaces, single drainer sink with mixer tap, built in oven and electric hob with extractor hood over, tiled splash backs, plumbing for dishwasher, void for fridge, inset spotlights, vinyl flooring, radiators, double glazed windows to the front and side and double glazed door to the side.

Bathroom

5'4" x 9'1" (1.65 x 2.79)

Comprising of a vanity wash hand basin, push button toilet, panelled bath with shower over, wall tiling, vinyl flooring, radiator, inset spotlighting and double glazed window to the side.

Bedroom 1

9'4" x 16'9" (2.85 x 5.12)

With laminate flooring, radiators and double glazed window to the rear. Door to utility room.

Utility Room

10'0" x 7'0" (3.06 x 2.14)

Comprising of worktop surface with drawers beneath, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled flooring and double glazed window and french doors to the rear.



Bedroom 2

9'9" x 11'7" (2.99 x 3.54)

With laminate flooring , radiator and double glazed window.

Bedroom 3

7'4" x 9'11" (2.26 x 3.03)

With laminate flooring, radiator and double glazed window to the side.

Outside

The front offers driveway providing off road parking, which in turn leads to the garage

The rear garden laid to lawn with deck terrace and is enclosed by fencing.

Garage

7'10" x 15'6" (2.39 x 4.74)

With up & over door

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Follow this Road to the first roundabout turning left onto Bryn Cwnin Road.





Floor Plan

Floor area 86.9 sq.m. (935 sq.ft.)

Total floor area: 86.9 sq.m. (935 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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.

williamsestates

Call us on
01745 369444
Rhyl@williamsestates.com