

**141 Rhyl Coast Road, Rhyl, LL18 3PS**

**£195,000**



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



# Rhyl Coast Road, Rhyl

## 2 Bedrooms - Bungalow - Semi Detached

This charming and fully refurbished semi-detached bungalow offers a delightful blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat by the coast. Upon entering, you are welcomed into a cozy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The bungalow features a modern grey kitchen with breakfast bar plus offers a well-appointed shower room, ensuring all your daily needs are met with ease. Outside, the property boasts parking on a slate chipped driveway, a valuable asset in this coastal area. The location itself is a significant highlight, with the stunning beaches of Rhyl just a short stroll away, offering a wonderful opportunity for seaside walks and leisure activities. EPC is D56. Freehold. Council tax B.



### Accommodation

Double glazed front door giving access into the hallway

### Entrance hallway

With vinyl flooring, radiator, double glazed side window, meter cupboard, door to the lounge and a glazed door leads into the kitchen.

### Modern Kitchen

11'10" x 10'0" (3.62 x 3.05)

Fitted with grey gloss fronted wall, base and drawer units, white marble effect worktop surfaces with matching up-stands, built in oven, gas hob with extractor fan over, concealed boiler, plumbing for a washing machine, void for fridge freezer, breakfast bar, radiator, vinyl flooring, double glazed front window, door to the inner hallway.

### Inner Hallway

Having a radiator, double glazed back door and doors to all other rooms.

### Lounge

12'11" x 12'6" (3.94 x 3.82)

Having a double glazed bay window to the front, radiator, T.v connection and feature chimney breast with brick recess and hearth.

### Bedroom 1

15'1" x 11'4" (4.60 x 3.47 )

This extended bedroom has two radiators and two double glazed rear windows.

### Bedroom 2

10'7" x 7'9" (3.24 x 2.37 )

This bedroom has a radiator and double glazed rear window.



### Shower Room

11'11" x 5'10" (3.65 x 1.78 )

Comprising of a modern vanity wash hand basin, lighted mirror over, toilet, double size shower enclosure with clear glass shower screen and sliding door, extractor fan, fully tiled walls, tiled flooring, heated towel rail, double glazed rear window and open store with loft hatch and radiator.

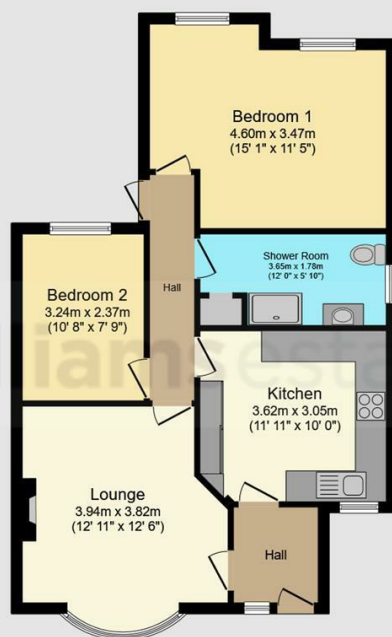
### Outside

The front offers ample off road parking with slate chippings, side access to the rear lower garden area again being laid with slate chippings and timber fencing. The rear garden is enclosed by fencing and offers a sunny aspect lawned garden.

### Directions

Proceed onto Wellington Road and head in the direction for Prestatyn. This bungalow can be located on your right just before the golf club.





**Floor Plan**  
Floor area 66.4 sq.m. (715 sq.ft.)

Total floor area: 66.4 sq.m. (715 sq.ft.)

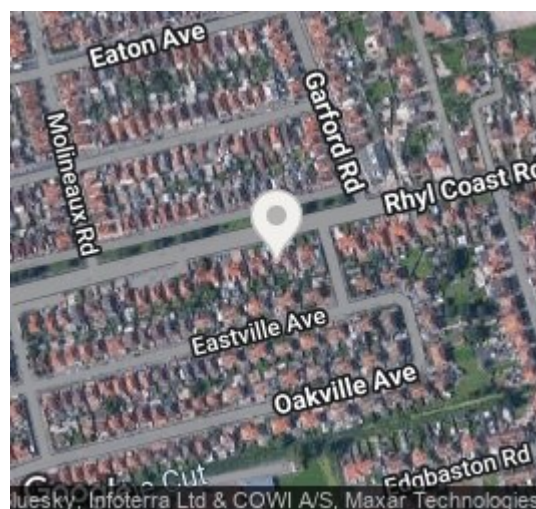
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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>		
(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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