



6 South Drive, Rhyl, LL18 4ST

£150,000



EPC - null Council Tax Band - C Tenure - Freehold

South Drive, Rhyl

2 Bedrooms - Bungalow

A two bedroom detached bungalow in need of modernisation. Situated in the sought after location of South Rhyl, the property briefly afford the entrance hall, lounge, kitchen, shower room and two bedrooms. Also benefiting gas fired central heating and double glazing. EPC rating TBC. Freehold. Council Tax Band C.



Accommodation

Glazed french doors open into the porch.

Porch

Glazed door into the hallway

Hallway

With meter cupboard, loft access hatch and double glazed window to the side.

Lounge

12'11" x 10'9" (3.94 x 3.30)

With Fire surround & gas fire, radiator and double glazed window to the front.

Kitchen

13'0" x 8'1" (3.98 x 2.48)

Fitted with drawer and base units, worktop surfaces, stainless steel sink with tap, wall mounted boiler, void for slot in cooker, space for fridge, built in storage cupboards, radiator, vinyl flooring double glazed windows to the rear and side and double glazed door to the rear.

Shower Room

5'11" x 4'9" (1.81 x 1.47)

Comprising of a vanity wash hand basin, shower enclosure, tiled walls, radiator, vinyl flooring and double glazed window to the side.

Separate Toilet

With push button toilet and double glazed window to the side.

Bedroom 1

9'10" x 11'4" (3.02 x 3.47)

With radiator and double glazed window to the rear.

Bedroom 2

7'10" x 10'5" (2.40 x 3.18)

With radiator and double glazed window to the rear.



Outside

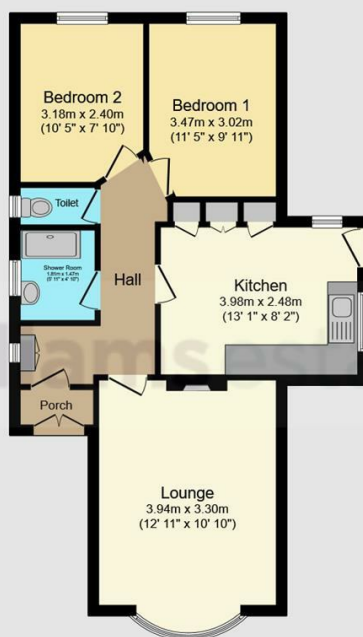
The front garden is laid to lawn with driveway for off road parking. Side access to the rear.

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

Directions

From Rhyl, continue along Vale Road onto Rhuddlan Road. At the roundabout, take the first exit and South Drive is the first left. The property can be found on the left hand side by way of a for sale board.





Floor Plan

Floor area 59.6 sq.m. (642 sq.ft.)

Total floor area: 59.6 sq.m. (642 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		
(69-80) C		
(55-68) D		
(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.

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