



**3 Maes Hedydd, Rhyl, Denbighshire,
LL18 4RW**

£205,000

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EPC - D68 Council Tax Band - C Tenure - Freehold

Maes Hedydd, Rhyl

2 Bedrooms - Bungalow - Detached

Located just off Dyserth Road, this detached bungalow offers no onward chain. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The two double bedrooms are ideal for a small family or those seeking a peaceful retreat. The bungalow features a spacious entrance hallway, fitted kitchen and bathroom, ensuring that all your needs are met in a practical yet stylish manner. The property also benefits from having a driveway and garage, adding to the ease of living in this lovely home. Rhyl is known for its beautiful coastline and vibrant community, making it an excellent choice for those who appreciate both natural beauty and local amenities. This bungalow presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location. EPC is D68. Freehold. Council tax band is C.



Accommodation

Double glazed front door gives access into the front porch

Entrance Porch

With quarry tile flooring and glazed door that provides access into the spacious hallway.

Hallway

This wide entrance hallway has a radiator, loft access hatch and built in storage cupboard.

Lounge

15'6" x 13'6" into bay (4.74 x 4.13 into bay)
Having wall lights, T.v connection, radiator, fire surround with gas fire, double glazed bay window to the front and glazed doors open into the dining room.

Dining Room

10'0" x 9'10" (3.07 x 3.01)
This room has a radiator, double glazed French doors to the rear enclosed garden and door leading into the kitchen.

Kitchen

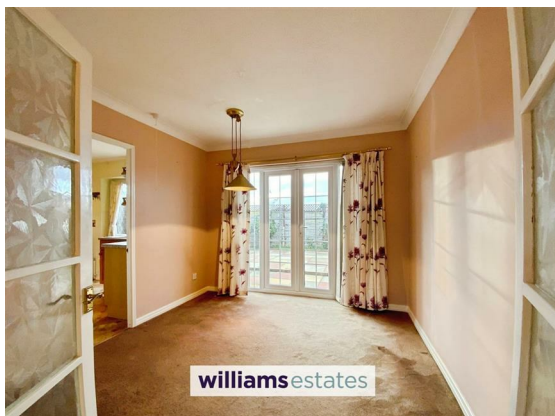
10'9" x 10'0" (3.30 x 3.05)
Fitted with Oak style fronted wall, base and drawer units, worktop surfaces, wall tiles, integral fridge freezer & dishwasher, built in oven, eye level microwave, gas hob with extractor fan over, single drainer sink, plumbing for a washing machine, built in double storage cupboard, vinyl flooring, spot lighting, double glazed window and double glazed back door.

Bedroom 1

11'10" x 9'6" (3.63 x 2.91)
Having a radiator, wall light, double glazed front window and built in wardrobes.

Bedroom 2

10'0" x 9'10" (3.06 x 3.01)
This rear bedroom has a radiator and double glazed window.



Bathroom

7'0" x 6'4" (2.14 x 1.94)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, wall tiles, vinyl flooring, radiator and double glazed side window.

Outside

Open plan front garden that has been landscaped for low maintenance, being paved with decorative central design, side driveway that leads to the garage. Side gate to the rear garden.

The rear is paved with flower bed and timber storage shed.

Directions

Proceed onto Grange Road that leads onto Dyserth Road. Turn left into Maes Hedydd and this bungalow can be located on your left hand side.





Floor Plan

Floor area 74.5 sq.m. (802 sq.ft.)

Total floor area: 74.5 sq.m. (802 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		84
(69-80) C		
(55-68) D	68	
(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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