



williams estates



**44 Tynewydd Road, Rhyl, LL18 3SR**

**£239,950**



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

# Tynewydd Road, Rhyl

## 2 Bedrooms - Bungalow

This recently refurbished semi detached bungalow offers a perfect blend of modern comfort and is ready to move in. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The spacious open plan dining room leads to an extended rear lounge with patio doors leading to the rear garden reception room, perfect for relaxation or entertaining guests. Having a modern white gloss kitchen, the bungalow also features two modern shower rooms, ensuring ample facilities for residents and visitors alike. This thoughtful layout enhances the practicality of the home, making daily routines more manageable. For those with a vehicle or two, this property includes parking on a slate chipped driveway with a detached rear garage, adding to the ease of living in this lovely area. Rhyl is known for its beautiful coastline and vibrant community, making this bungalow an excellent choice for anyone looking to enjoy the best of seaside living that is within a short walk away as well as being located close to all local amenities. EPC is tbc. Freehold. Council tax band C.



### Accommodation

Composite front door giving access into the hallway

#### Entrance Hallway

#### Bedroom 1

15'10" x 11'8" (4.83 x 3.58)

Having a radiator and double glazed bay window looking towards the front.

#### Bedroom 2

12'10" x 9'6" (3.92 x 2.90 )

This bedroom has a radiator, double glazed side window plus a double glazed bay window looking towards the front.

#### New Shower Room

9'1" x 5'8" (2.78 x 1.73 )

Comprising of a push button toilet, wall hung modern vanity wash hand basin with drawers beneath, black fittings, walk in shower with clear glass shower screen, spot lighting, modern grey wall panels, double glazed side window, laminate flooring and heated towel rail.

#### Open Plan Dining Room

13'7" x 11'9" (4.16 x 3.60 )

Having a radiator, spot lighting, access to the kitchen, staircase that leads to the loft room, open plan access to the living room area.

#### Open Plan Lounge

17'10" x 10'4" (5.44 x 3.16 )

This extended living room has inset spot lighting, radiator, double glazed rear window plus double glazed French doors that provide access to the rear garden and patio area.



## Kitchen

14'2" x 8'9" (4.33 x 2.69)

Fitted with white gloss fronted wall, base and drawer units, single drainer sink, worktop surfaces with matching up-stands, plumbing for a washing machine, space for a fridge freezer, integral dishwasher, built in oven, electric hob with extractor fan over, inset spot lighting, double glazed rear & side windows, laminate flooring and concealed boiler.

## First Floor

Stairs from the dining room lead to the loft room.



## Loft Room

13'1" x 11'11" (3.99 x 3.65)

This room has been fully insulated, inset spot lighting, radiator, velux roof window, eaves storage and door that leads to a shower room.

## Shower Room

7'9" x 6'0" (2.38 x 1.84)

Comprising of a push button toilet, wall hung vanity wash hand basin with drawers beneath, walk in shower with clear glass shower screen, modern grey wall panels, heated towel rail, black fittings, laminate flooring, inset spot lighting and double glazed rear window.



## Outside

The front offers ample parking on the slate chipped driveway that runs down the side of the bungalow and upto a detached rear garage.

The rear has a paved patio and the main garden is lawned.

## Garage

With side window and door.

## Directions

Proceed onto Wellington Road and head in the direction for Prestatyn. At the crossroads turn right onto Tynewydd Road and this bungalow can be located on your left hand side.





Total floor area: 121.4 sq.m. (1,306 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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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Call us on  
01745 369444  
Rhyl@williamsestates.com