



13 Y Ffrith, Rhyl, LL18 3TR

£195,000

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EPC - D62

Council Tax Band - D

Tenure - Freehold

Y Ffrith, Rhyl

2 Bedrooms - Bungalow

This delightful linked-detached bungalow has no onward chain and offers adaptations for a disability. With two bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The bungalow features a kitchen with space for a small table, separate toilet facility plus wet room/shower room located off the spacious master bedroom, ensuring all your essential needs are met. The property also benefits from parking, adding to the ease of living in this lovely home. Surrounded by the natural beauty of Rhyl, residents can enjoy the nearby amenities and attractions that this vibrant coastal town has to offer. Whether you are looking to settle down or seeking a holiday home, this bungalow is worth viewing. EPC is D62. Freehold. Council tax band is D.



Accommodation

Double glazed front door giving access to the entrance hallway

Entrance Hallway

6'10" x 3'4" (2.09 x 1.04)

Having a radiator and double storage cupboard. Door to the spacious lounge.

Lounge

19'5" x 12'1" (5.92 x 3.69)

This spacious living room has a radiator, fire surround with electric fire, T.v connection, double glazed front window and door to the inner hallway

Inner Hallway

Having a loft hatch, radiator, double glazed side door, door to the kitchen and access to a separate toilet facility.

Separate Toilet

5'5" x 2'5" (1.67 x 0.76)

Comprising of a toilet, extractor fan and corner wall mounted wash hand basin with tiled splash-backs.

Kitchen

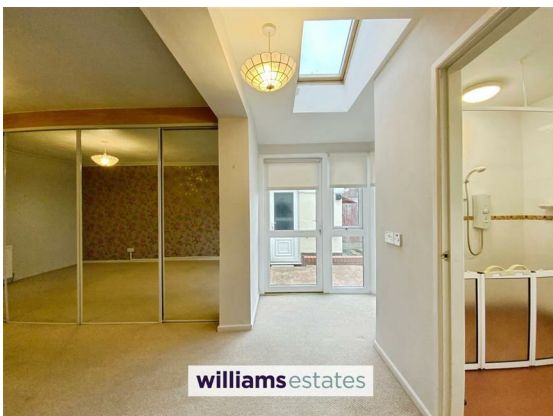
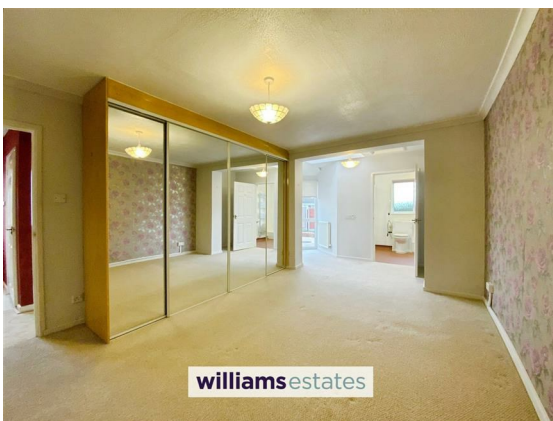
12'2" x 8'9" (3.71 x 2.68)

Fitted with wall, base and drawer units, worktop surfaces, wall tiles, single drainer sink with mixer tap, integral fridge freezer, plumbing for a washing machine, wall mounted boiler, built in oven, gas hob with extractor fan over, radiator, space to dine, vinyl flooring and two double glazed side windows.

Bedroom 1

14'3" x 12'1" (4.35 x 3.69)

Having a radiator, built in mirrored wardrobes, open plan access to the en-suite shower room and adjacent is a double glazed back door with two full length double glazed windows plus a feature velux roof window.



En-Suite Shower Room

10'4" x 6'5" (3.16 x 1.97)

Comprising of a wall hung wash hand basin, toilet with handrail support, shower with half bi-folding shower screen, fully tiled walls, extractor fan and double glazed rear window.

Bedroom 2

8'2" x 8'10" (2.50 x 2.70)

Having a radiator and rear double glazed window.

Store Room & Utility

16'7" x 8'8" (5.06 x 2.65)

Having a double glazed front door, rear window, double glazed side door plus a handy utility area with base units, worktop, single drainer sink and plumbing for a washing machine.

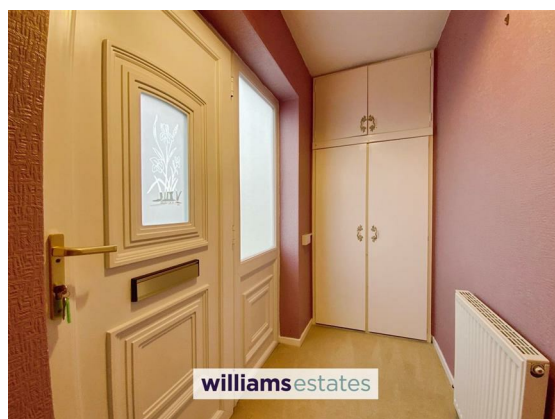
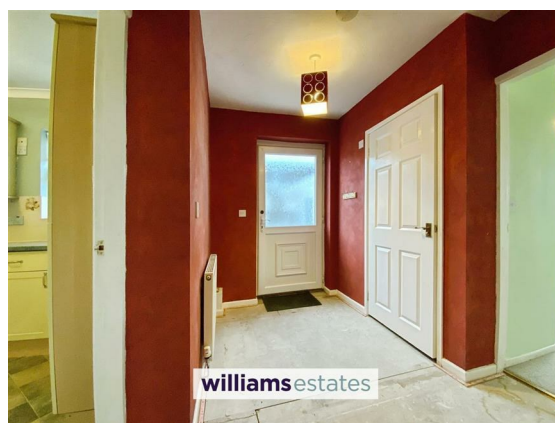
Outside

The front offers a driveway and the main garden has a paved area edged by slate chippings.

The rear offers patio areas and is fully enclosed by fencing.

Directions

Proceed onto Wellington Road and head onto Russell Road. After passing the fire station, turn right onto Lynton Walk and turn left into Y Ffrith, this bungalow can be located on your right hand side.





Total floor area: 93.4 sq.m. (1,005 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	62	83
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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