



**2 Regent Road, Rhyl, Denbighshire, LL18
4BA**

£135,000

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EPC - D68 Council Tax Band - C Tenure - Freehold

Regent Road, Rhyl

2 Bedrooms - Bungalow - Detached

This corner detached bungalow briefly affords the open storm porch, entrance hallway, front lounge with bay window, modern kitchen with access to a sunny rear conservatory, shower room, plus two bedrooms. Having double glazing, gas central heating, corner front & side low maintenance gardens, side gates for allowing off road parking to the rear enclosed garden. EPC is D68. Freehold. Council tax band C.



Accommodation

Open storm porch with access to the main entrance double glazed front door.

Entrance Hallway

Having a coved ceiling, picture rail, radiator, vinyl tile flooring and a double glazed side window.

Lounge

12'11" x 12'4" (3.95 x 3.76)

Having a coved ceiling, picture rail, TV lead, feature fire surround with marble effect hearth and electric fire and a double glazed bay window to the front elevation.

Kitchen

9'4" x 8'5" (2.87 x 2.58)

Having a range of modern wall, drawer and base units with complementary worktop surfaces, tiled splash-backs, built in oven and gas hob with chimney extractor fan, stainless steel single drainer sink with mixer tap, void for fridge freezer, plumbing for a washing machine, wall mounted central heating boiler, vinyl flooring, double glazed window to the side and door leading into the conservatory.

Conservatory

13'8" 9'6" (4.19 2.90)

This older conservatory has double glazed windows to three sides, vinyl tile flooring, wall light, radiator and double glazed rear door.

Bedroom 1

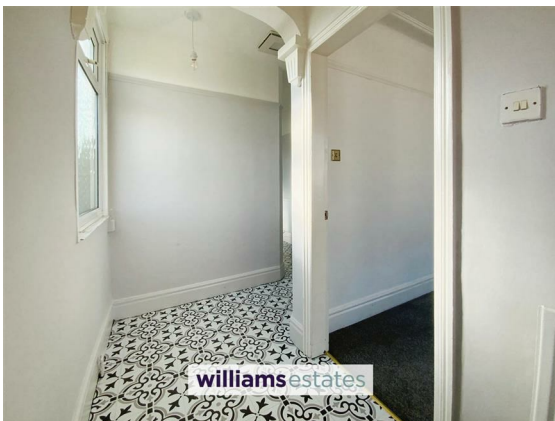
11'4" x 8'4" (3.46 x 2.56)

Having picture rail, radiator and rear window.

Bedroom 2

8'5" x 7'10" (2.57 x 2.40)

Having picture rail, radiator and double glazed window to the side elevation.



Shower Room

6'3" x 5'0" (1.91 x 1.54)

Comprising of a vanity wash hand basin, push button toilet, shower enclosure, wall tiling, radiator, extractor fan, loft access hatch, vinyl tile flooring and double glazed window to the side.

Outside

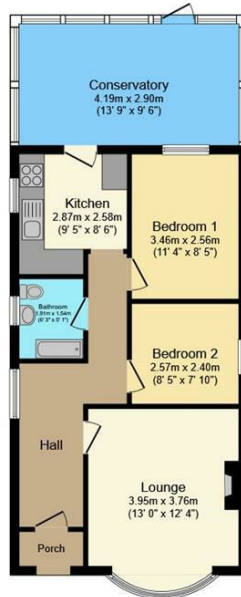
Situated on a corner plot, the main front garden is gravelled and enclosed by walling. The rear garden is enclosed and offers a low maintenance back garden with a paved patio and gravelled areas.

To the side there are timber gates which provide private parking at the rear of the patio area. Two storage sheds.

Directions

Proceed onto Wellington Road, and head towards Prestatyn. Continue onto Russell Road, at the crossroads turn right onto Tynwydd Road, over the bridge and turn right onto Bridgegate Road, right onto Bryn Avenue, then 2nd left into Regent Road. This Bungalow can be located on your right.





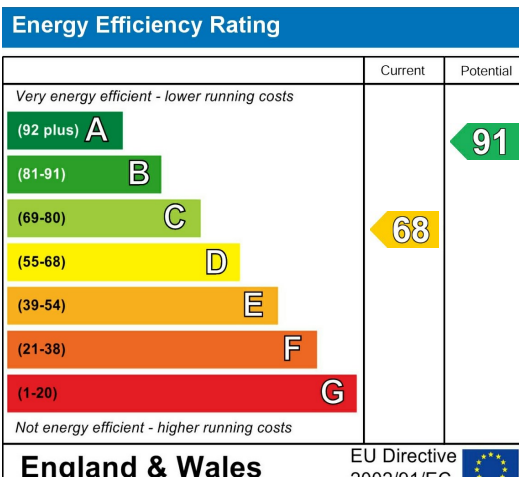
Floor Plan
Floor area 68.8 m² (741 sq.ft.)

TOTAL: 68.8 m² (741 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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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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