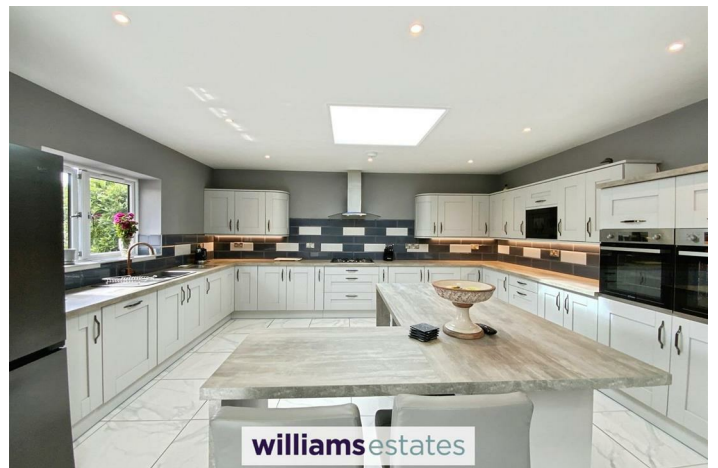
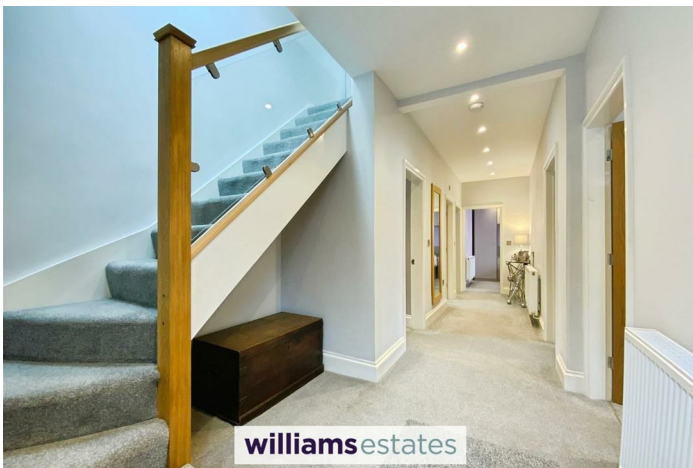


# williams estates



**35 Burns Drive, Rhyl, LL18 3BW**

**£350,000**

 4  2  1  C

**EPC - C71**

**Council Tax Band - D**

**Tenure - Freehold**



# Burns Drive, Rhyl

## 4 Bedrooms - Bungalow - Detached

This Wow Factor, detached bungalow offers a perfect blend of comfort and convenience. The property boasts four spacious bedrooms with ensuite off the loft bedroom, making it an ideal home for families or those seeking extra space for guests. Upon entering, you are welcomed into a generous reception hall and family lounge that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the bungalow ensures a seamless flow between the living areas, enhancing the sense of space and light throughout. The property features an extended open plan kitchen diner with sitting area, utility room, extra toilet and two well-appointed bathrooms, catering to the needs of a busy household while ensuring privacy and comfort. The modern design and thoughtful finishes create a pleasant environment for daily living. Outside, the bungalow is complemented by having double driveway and rear detached garage, a valuable asset in this desirable location. The surrounding area offers a peaceful residential setting, while still being conveniently close to local amenities, schools, and the beautiful coastline that Rhyl is known for. This bungalow presents an excellent opportunity for those looking to settle in a welcoming community, with ample space and modern conveniences. Whether you are a growing family or simply seeking a tranquil retreat, this property is sure to meet your needs and exceed your expectations. EPC rating is C71. Freehold. Council tax band D.



### Accommodation

Composite front door giving access into the entrance hallway.

### Entrance Hallway

This spacious hallway has radiators, inset spotlighting and feature staircase with glass balustrades to the the fourth bedroom in the loft conversion.

### Lounge

16'3" x 14'4" (4.97 x 4.37)

This family living room has radiators, inset spot lighting, wall lights, T.v connection and double glazed bay window to the front.

### Open Plan Kitchen Diner

28'11" x 17'0" (8.83 x 5.20 )

On entering this extended kitchen definitely gives you a wow factor. Fitted with a wide range of dove grey fronted wall, base and drawer units, surrounding worktop surfaces, under unit lighting, modern wall tiles, integral dishwasher, built in wine cooler, single drainer sink with mixer tap, pull out recycle bin, built in microwave, two eye level built in ovens, five ring gas hob with extractor fan over, space for American style fridge freezer, central island & breakfast bar, inset spot lighting, two feature dome rooflight windows, double glazed rear window, space to dine with area for a sofa, T.v connection for a wall hung television, radiator, double glazed bi-folding patio doors that provide access onto the decked sun terrace and the stunning kitchen is finished off with white marble effect gloss floor tiles.



### Utility Room

8'2" x 7'4" (2.50 x 2.24 )

Having modern base units, worktop surface, wall mounted boiler, plumbing for a washing machine, space for tumble dryer, white marble gloss floor tiles, double glazed side window, inset spotlights, extractor fan and door to the additional ground floor toilet.

### Additional Toilet

6'3" x 5'6" (1.91 x 1.68 )

Comprising of built in vanity wash hand basin & toilet with modern units and worktop surface, wall tiles, heated towel rail, tiled flooring, inset spotlighting, extractor fan and double glazed side window.



### Bedroom 1

12'11" x 11'6" (3.94 x 3.51 )

Having a radiator, inset spot lighting, double glazed side window and feature velux roof window for extra light.

### Bedroom 2

12'4" x 9'3" (3.78 x 2.84 )

This bedroom has built in wardrobes, inset spot lighting, radiator and double glazed front window.

### Bedroom 3

13'0" x 9'1" (3.98 x 2.79 )

This bedroom has a radiator, inset spotlighting and double glazed windows to the front and to the side.

### Luxury Family Bathroom

11'4" x 7'2" (3.47 x 2.20 )

Comprising of a modern vanity wash hand basin with navy matt drawers, matching bath with recessed wall shelf having concealed light and push button toilet with navy surround, double size walk in shower enclosure, clear glass screen and sliding door, modern wall tiles, velux roof window, heated towel rail, tiled flooring, extractor fan and inset spotlighting.

### First Floor landing

With access to the first floor fourth bedroom.

### Fourth Bedroom

15'8" x 12'2" (4.80 x 3.71 )

This loft conversion offers a perfect guest bedroom with three velux roof windows, inset spot lighting, radiator and door to the en-suite shower room.

### En-Suite Shower Room

7'1" x 6'5" (2.18 x 1.97 )

Comprising of built in vanity wash hand basin and push button toilet with modern units and worktop surface, modern wall panelling, shower enclosure with clear glass shower screen, velux roof window, tiled flooring, heated towel rail, inset spot lighting and extractor fan.

### Outside

The front offers two driveways with modern porcelain tiles, front flower bed and side access to metal double gates which allow access to the detached garage.

The South facing rear enclosed back garden offers a decked patio for Al-Fresco dining by the kitchen, the main garden is lawned with timber outdoor garden room with internal divide for two rooms and additional tiled driveway that leads to the detached garage.

### Detached garage

17'3" x 11'11" (5.26 x 3.65)

Having electric roller door, mains power, side double glazed window & side door.

### Directions

Proceed onto Wellington Road and head in the direction for Prestatyn. At the Tynewydd crossroads turn left onto Tynewydd Road then second left onto Burns Drive. This bungalow can be located on your left hand side.





**Ground Floor**

Floor area 141.8 sq.m. (1,526 sq.ft.)



**First Floor**

Floor area 18.2 sq.m. (196 sq.ft.)



**Garage**

Floor area 19.2 sq.m. (207 sq.ft.)

Total floor area: 179.2 sq.m. (1,929 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 |
|----------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 71      | 75        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

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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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