

15 Llys Dewi, Rhyl

£725



- MODERN DETACHED BUNGALOW
- LOVELY LOCATION
- CLOSE TO AMENITIES /BUS ROUTE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE DINING
- BATHROOM WITH SHOWER OVER
- DETACHED GARAGE



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* AVAILABLE NOW * Reid and Roberts are delighted to offer To Let this Spacious Two Double Bedroom Detached Bungalow situated in the lovely residential area of Llys Dewi which is close to local amenities are great bus links, the modern accommodation comprises: Landscaped Garden to the front, spacious driveway with secure double gates with further parking leading up to a larger than average single detached garage and a lovely landscaped rear garage with a laid to lawn area and a patio area that is a lovely sun trap.

Inside the property you will find a spacious Entrance Hall leading into a Well Lit Open Plan Lounge and Dining Room with a door into the well equipped contemporary Kitchen with door out on to the driveway. A Inner Hallway leads to the Two Double Bedrooms that overlook the garden and a door leads to a Good Sized Bathroom with Shower Over.

The added benefits to this property is the secure parking and stoage space that the garage offers, alarm system, modern decor and landscaped gardens. The landlords are looking for a long term let.

Unfortunately this property does not allow pets or smokers.

Entrance Hall

Lounge - Dining Room

5.64m x 3.17m (18'6" x 10'5")

Kitchen

3.27m x 2.33m (10'9" x 7'8")

Inner Hall

Bedroom One

2.97m x 3.75m (9'9" x 12'4")

Bedroom Two

2.64m x 2.65m (8'8" x 8'8")

Bathroom

2.04m x 1.67m (6'8" x 5'6")

Outside

Driveway provides off street parking, the garden to the front has an open plan lawn area, large timber gates lead on to a further parking area which leads to the garage with up and over door, power and light. A further timber gate gives access onto the rear garden

which is mainly laid to lawn with some borders and enjoys a secluded position and is bounded by some timber fencing.

Services

Mains gas, electric and a water meter.

Council Tax

COUNCIL TAX BAND - Tax band: C
LOCAL AUTHORITY - Denbighshire County Council

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and



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wash/sanitise your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

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