



2 Dorchester Close, Rhyl, LL18 4TF

£205,000

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EPC - D62 Council Tax Band - D Tenure - Freehold

Dorchester Close, Rhyl

2 Bedrooms - Bungalow

This delightful bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The two double bedrooms ensure a restful retreat, making it an ideal home for couples or small families.

The bungalow features a spacious extended kitchen and a well-appointed shower room, designed for both functionality and comfort. The layout is thoughtfully designed, allowing for easy movement throughout the bungalow. For those with a vehicle, the property includes off road parking, adding to the convenience of everyday living. The location is also advantageous, with local amenities and beautiful coastal attractions just a short distance away, making it a perfect spot for those who appreciate both tranquillity and accessibility. This bungalow is a wonderful opportunity for anyone seeking a lovely home in a desirable area. Whether you are looking to downsize or purchase your first home, this property is sure to impress. EPC is 62D. Freehold. Council tax D.



Accommodation

Double glazed front door giving access into the entrance porch & hallway

Entrance Hallway

Having a built in meter cupboard, radiator and loft hatch.

Spacious Lounge

18'10" x 10'9" (5.75 x 3.28)

This front living room has a large double glazed bay window, T.v connection, radiator and decorative fire surround with electric fire.

Dining Room

12'5" x 10'9" (3.81 x 3.29)

Having a radiator, double glazed bay window to the side and open access into the extended kitchen.

Kitchen

13'11" x 8'3" (4.25 x 2.54)

Fitted with cream fronted wall, base and drawer units, worktop surfaces, double glazed rear window, single drainer sink with mixer tap, tiled splashbacks, plumbing for a washing machine, integral dishwasher, space for under counter tumble dryer, void for upright fridge freezer, built in eye level double oven, gas hob with extractor fan over, vinyl flooring and double glazed door which provides access to the private side garden.

Bedroom 1

15'4" x 9'10" (4.68 x 3.01)

This double bedroom has a radiator and double glazed bay window that looks across the back garden.

Bedroom 2

11'10" x 8'10" (3.62 x 2.71)

This double bedroom has a radiator and double glazed window to the side.

Shower Room

7'9" x 5'5" (2.38 x 1.66)

Comprising of a wall hung wash hand basin, toilet, walk in shower with fixed clear glass shower screen, fully tiled walls, concealed boiler, extractor fan, heated towel rail, vinyl flooring and double glazed side window.



Outside

Double entrance gates open to provide off road parking, the main front garden is laid with golden gravel and to the side there is a timber gate that leads to the enclosed side garden, being lawn and surrounded by mature trees, shrubs and plants.

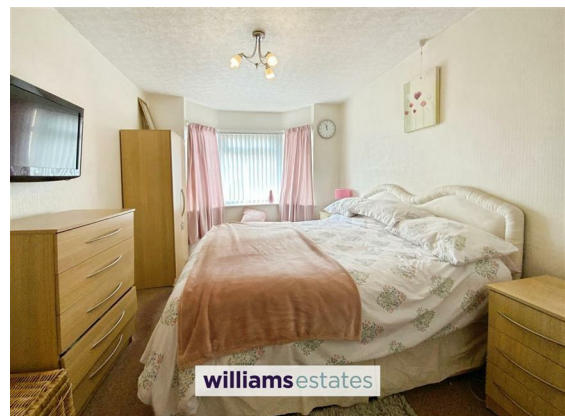
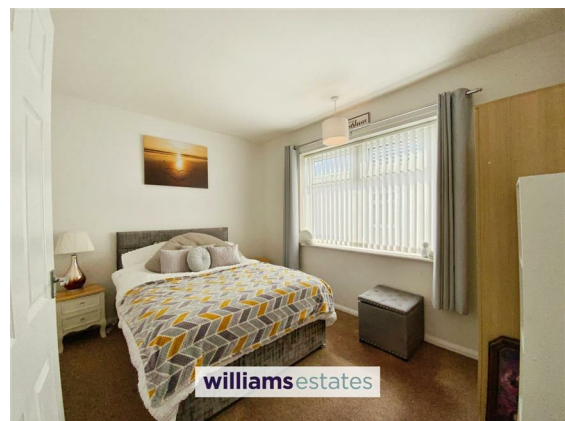
To the corner there is a timber storage shed.

The garden wraps around to the rear of the bungalow that provides a South Facing garden with sitting area, lawn and mature plants.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. At the end of this Road turn left at the mini roundabout onto Bryn Cwnin Road then left into Dorchester Close.

This bungalow can be located on the left side of this wide cul-de-sac.





Floor Plan
Floor area 89.9 sq.m. (968 sq.ft.)

Total floor area: 89.9 sq.m. (968 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	62	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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