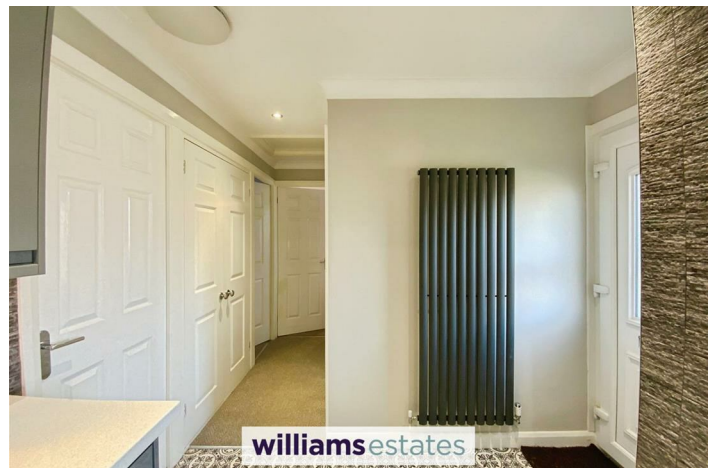




7 Lon Aeron, Rhyl, Denbighshire, LL18 4JZ

£205,000



EPC - null Council Tax Band - C Tenure - Freehold

Lon Aeron, Rhyl

2 Bedrooms - Bungalow - Detached

This detached bungalow is within a small cul-de-sac just off Lon Mafon, Rhyl. With two double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The bungalow features a welcoming open plan entrance kitchen with modern gloss fronted units. The layout is thoughtfully designed to maximise space and light. The rear lounge has access to the back garden, plus there is a modern bathroom, ensuring all your daily needs are met with ease. Additionally, the bungalow boasts a driveway and garage, adding to the convenience of this lovely home. Situated in a desirable location, residents can enjoy the tranquillity of suburban living while being just a short distance from local amenities and the beautiful coastline that Rhyl is known for. This property presents an excellent opportunity for those looking to settle in a friendly community with easy access to the stunning Welsh scenery. EPC is tbc. Freehold. Council tax C.



Accommodation

Double glazed front door giving access into the open plan kitchen.

Open Plan Entrance Kitchen

12'8" x 8'7" (3.88 x 2.63)

Fitted with grey gloss fronted wall, base and drawer units, under unit lighting, worktop surfaces, ceramic single drainer sink with mixer hose tap, modern wall tiles, concealed boiler, integral fridge, freezer and washing machine, built in oven, electric hob with extractor fan over, double glazed front window, vertical grey radiator, vinyl flooring, inset spot lighting, ceiling air flow fan and open access to the inner hallway.

The inner hallway has a loft hatch and built in double storage cupboard.



Lounge

16'3" x 10'6" (4.97 x 3.22)

Located at the rear of the bungalow, this living room has a radiator, T.v connection for a wall hung television plus has a full length double glazed window with adjacent double glazed back door the leads out to the enclosed back garden.

Bedroom 1

10'8" x 10'10" (3.26 x 3.31)

Having a radiator and double glazed rear window.

Bedroom 2

8'9" x 7'10" (2.67 x 2.41)

With a radiator and double glazed front window.

Bathroom

6'2" x 5'4" (1.88 x 1.64)

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower, fully tiled walls, tiled flooring, extractor fan, shaver socket, double glazed front window and heated towel rail.



Outside

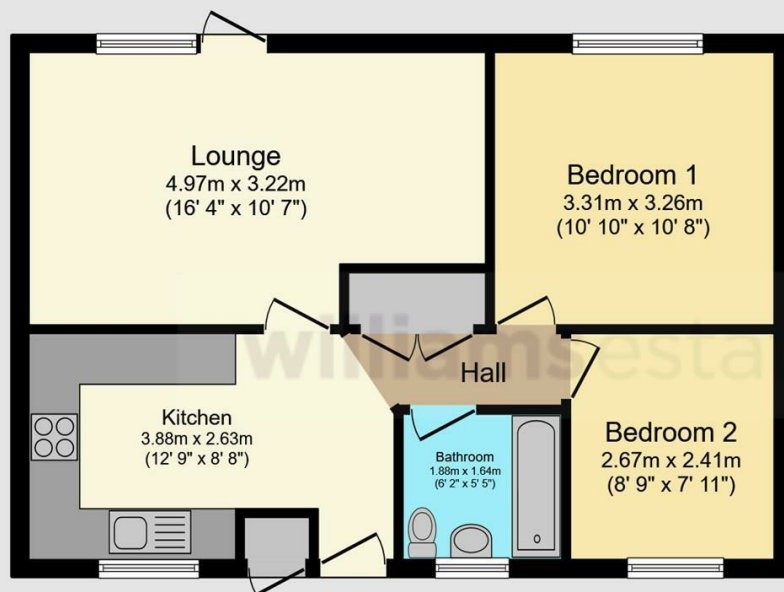
The front offers an open plan lawned garden with a side driveway that leads to the garage. Timber gated gives access to the rear garden.

The sunny aspect back garden is lawned with a small patio area.

Directions

Proceed onto Grange Road that leads onto Dyserth Road. Turn left onto Ffordd Elan, continue over the mini roundabout and turn right onto Lon Mafon. This leads to Lon Aeron located on your left.





Floor Plan
Floor area 52.8 sq.m. (568 sq.ft.)

Garage
Floor area 10.8 sq.m. (117 sq.ft.)

Total floor area: 63.6 sq.m. (684 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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