



Burns Drive, Rhyl

Offers Around £185,000

Nestled in the charming area of Burns Drive, Rhyl, this detached bungalow has huge potential offering a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-appointed bedrooms ensure a restful retreat, making it an ideal home for couples or small families.

The bungalow features a thoughtfully designed bathroom, catering to all your daily needs. The layout is both practical and inviting, allowing for easy movement throughout the home. Natural light floods the living spaces, creating a warm and welcoming atmosphere.

One of the standout features of this property is the parking space available for two vehicles, providing added convenience for residents and visitors alike. The location is also a significant advantage, with the beautiful coastline of Rhyl just a short distance away.

This bungalow is a wonderful opportunity for those seeking a peaceful yet accessible living environment. Whether you are looking to downsize or purchase your first home, this property is sure to meet your needs. Don't miss the chance to make this charming bungalow your own.



Porch

Dining Room

12'1 x 9'4 (3.68m x 2.84m)

Lounge

17'4 x 14'5 (5.28m x 4.39m)

Kitchen

15'1 x 9'4 (4.60m x 2.84m)

Bedroom 1

12'9 x 13'7 (3.89m x 4.14m)

Bedroom 2

12'6 x 8'2 (3.81m x 2.49m)

Bathroom

WC

Loft Room

10'6 x 12'2 (3.20m x 3.71m)

Exterior

There are good sized garden areas to the front and rear of the property, with a driveway providing off road parking and giving access to the external garage.

Directions

From our office on Russell Road, proceed along Russell Road and take a left turn into Old Golf Road by Happy Days Childrens Nursery. Take the second turning right into Burns Drive and No 11 can be seen on the right hand side

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 17th September 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	78		
	51		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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