



Floor Plan

Total floor area 98.0 sq. m. (1,055 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

10th March 2021



OFFICE
19 Clwyd Street
Rhyl
Denbighshire
LL18 3LA

T: 01745 334411
E: rhyll@peterlarge.com
W: www.peterlarge.com

165 Ffordd Derwen, Rhyl, Denbighshire, LL18 2RN Asking price: £170,000

- Three bedrooms
- Spacious accommodation
- Family occupier
- Luxury bathroom

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



This spacious three bedroom detached bungalow occupies a popular location and enjoys close proximity to the nature reserve on Ffordd Derwen with its country and river walks. Rhyls Town centre is in easy access and the A55 expressway is accessible for commuting to Chester, Llandudno and beyond. It offers off street parking leading to large carport and benefits by way of gas central heating and upvc double glazing.

It comprises.

UPVC DOUBLE GLAZED ENTRANCE DOOR gives access into:

LOUNGE:
19' 2" x 13' 4" (5.86m x 4.07m) With coved ceiling, upvc double glazed picture window overlooking the front, feature fireplace with fitted gas fire, radiator, t.v aerial point and power points.

INNER HALLWAY:
With access to roof space, power points and timber floor.

KITCHEN WITH DINING AREA:
21' 9" x 9' 4" (6.63m x 2.86m) With a comprehensive range of white fitted units to include wall cupboards with worktop surface with drawer and base cupboards beneath. Space for gas cooker, one and a quarter bowl stainless steel sink top with mixer tap over, space and plumbing for automatic washing machine, integrated dishwasher, power points and radiator. Built in cupboard housing the wall mounted boiler which supplies the domestic hot water and radiators. **DINING AREA:** With dresser complimentary to the kitchen with glazed display units and wine rack, power points, radiator and two upvc double glazed windows overlooking the side and upvc double glazed door gives access onto the carport.

BEDROOM ONE:
15' 9" x 12' 4" (4.82m x 3.78m) With dual aspect upvc double glazed windows overlooking the rear, coved ceiling, power points and built in wardrobes comprising of three double and single with floor to ceiling mirror.

BEDROOM TWO:
8' 9" x 7' 1" (2.67m x 2.17m) With upvc double glazed window overlooking the side, power points and radiator.

BEDROOM THREE:
9' 3" x 7' 6" (2.83m x 2.3m) With upvc double glazed window overlooking the side, radiator, open shelving and power points.

LUXURY BATHROOM:
8' 7" x 6' 1" (2.63m x 1.87m) With open ended bath with telephonic shower over, pedestal wash hand basin, low flush w.c, tiled walls, tiled floor and upvc double glazed frosted window.

OUTSIDE:
With driveway to the front providing off street parking. Wrought iron gate gives access to brick paved path with balustrade with steps leading to the front door. Lawn area to the front with borders containing a variety of established plants and shrubs. Timber gates gives access onto carport with outside tap leading to garage with up and over door. The rear garden is brick paved for ease of maintenance with a raised border and is bounded by timber fencing. Personal door into the garage.

DIRECTIONS:
From the Rhyl Office proceed over the Vale Road bridge onto Vale Road and continue for about half a mile turning right onto Cefndy Road and after the shops on the left turn left onto Ffordd Derwen and the property can be seen on the left hand side by way of a for sale board.

SERVICES:
Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the Selling Agent.

