



4 Chestnut Court | Rhyl | Denbighshire | LL18 3TD

£140,000

This well presented two bedroomed semi detached bungalow occupies a cul de sac position and enjoys a good size south facing garden to the rear. Having ample off street parking it benefits by way of gas central heating and upvc double glazing. Suited to a variety of purchasers.

- Two double bedrooms
- Lovely south facing rear garden
- Cul de sac position
- Well presented throughout
- Parking

UPVC DOUBLE GLAZED ENTRANCE DOOR:

Gives access into:

ENTRANCE VESTIBULE:

With storage cupboard with top box over lockers and laminate floor.

LOUNGE:

14' 7" x 11' 2" (4.46m x 3.42m) Having the continuation of the laminate floor, brick built decorative fireplace with timber over mantle, coved ceiling, power points, radiator and uPVC double glazed window overlooking the front.

INNER HALLWAY:

Having the continuation of the laminate floor, radiator built-in airing cupboard with ample linen shelving with top box over lockers and access to roof space

KITCHEN /DINING AREA:

12' 7" x 7' 11" (3.84m x 2.42m) Having a comprehensive range of modern fitted units to include wall cupboards, worktop surface with base cupboards beneath, single drainer stainless steel sink top with mixer tap over, space and plumbing for automatic washing machine, continuation of the laminate floor, space for electric cooker, double panelled radiator, power points, wall mounted Worcester boiler which supplies the domestic hot water and radiators, part tiled walls, uPVC double glazed window overlooking the rear and uPVC double glazed door giving access onto the rear garden.

BEDROOM ONE:

13' 11" x 11' 4" (4.26m x 3.46m) With double panelled radiator, power points, built-in double and single wardrobes and uPVC double glazed window overlooking the front.

BEDROOM TWO:

11' 6" max x 8' 2" (3.53m x 2.49m) With radiator, power points, built-in double and single wardrobes and uPVC double glazed window overlooking the rear.

SHOWER ROOM:

7' 2" x 6' 1" (2.19m x 1.87m) Having a medium flush W.C, pedestal wash hand basin, corner shower cubicle with power shower over, radiator, continuation of the laminate floor, tiled walls and uPVC double glazed frosted window.

OUTSIDE:

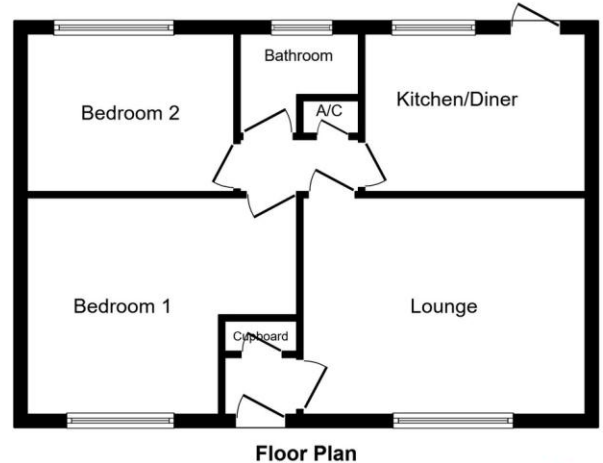
Driveway providing off street parking the length of the bungalow. The front garden is open plan being of low maintenance, mainly laid to golden gravel and slate borders with some shrubs. Timber gate gives access onto the rear garden. The rear garden has a raised decking from the kitchen leading onto a lawn area, borders containing a variety of plants and shrubs, timber constructed store, SUMMER HOUSE and a further timber constructed store. The rear garden enjoys a secluded and sunny position and is bounded by timber fencing. Having upvc facias and soffits

DIRECTIONS:

Proceed away from the Rhyl office turning right at the end of Clwyd street onto Russell Road, continue onto the Rhyl Coast Road. At the main traffic lights turn right onto Tynewydd Road, just before the bridge turn left into Spruce Avenue, first right into Birch Grove, left into Larch Drive and then right into Chestnut Court where the property can be found on the left hand side by way of a For Sale board.

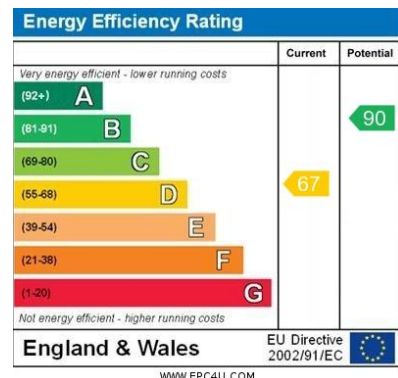
SERVICES:

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



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



COUNCIL TAX BAND

Tax band: C

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

13/04/2021

Contact Details

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