



97A Dyserth Road | Rhyl | Denbighshire | LL18 4DU

£160,000

This charming two bedroom detached bungalow situated on the outer confines of Rhyl giving easy access to the A55 expressway offers surprisingly spacious accommodation. The property enjoys well stocked good size gardens with conservatory and off street parking.

- Two bedroom Detached
- spacious accommodation
- Mature garden
- Off street parking
- Conservatory

The property benefits by way of uPVC double glazing and gas central heating. It comprises:

UPVC DOUBLE GLAZED ENTRANCE DOOR: Into:

SUN PORCH:

8' 5" x 7' 7" (2.57m x 2.32m) With uPVC double glazed panels to side, uPVC Velux light, radiator in decorative cover, tiled floor and glazed timber door giving access into:

RECEPTION HALL:

With access to roof space, oak floor, radiator and power points.

LOUNGE WITH DINING AREA:

16' 3" max x 13' 4" (4.97m x 4.08m) Having a feature fireplace with fitted gas fire, coved ceiling, power points, two radiators and uPVC double glazed patio doors giving access into:

CONSERVATORY:

11' 10" x 11' 0" (3.62m x 3.36m) Being uPVC double glazed constructed with tiled floor, radiator, power points and uPVC double glazed door giving access to the rear garden.

KITCHEN:

8' 7" x 7' 4" (2.62m x 2.24m) Having a comprehensive range of cream fitted units to include wall cupboards, worktop surfaces with base cupboards beneath, fitted gas hob, fitted gas oven, part tiled walls, stainless steel sink top with drawer and base cupboard beneath, wall mounted glazed unit with open shelving to side, radiator, tiled floor, power points, walk-in pantry which also houses the fridge and freezer, uPVC double glazed window overlooking the side and uPVC double glazed door giving access onto the rear.

BEDROOM ONE:

13' 0" x 10' 9" (3.97m x 3.29m) Having power points, two radiators and uPVC double glazed window overlooking the front.

BEDROOM TWO:

9' 7" x 7' 11" (2.93m x 2.42m) Having built-in wardrobes with centre mirrored sliding door, power points, double panelled radiator and uPVC double glazed window overlooking the side.

BATHROOM:

6' 5" x 5' 7" (1.96m x 1.72m) Having panelled bath with electric shower over and privacy screen, wash hand basin in vanity unit, low flush W.C, part tiled walls, vinyl floor, radiator incorporating towel rail and uPVC double glazed frosted window.

OUTSIDE:

Wrought iron gates give access onto a brick paved driveway which provides ample off street parking. The gardens to the front are landscaped for ease of maintenance with some raised borders containing a variety of established plants and shrubs. Timber gate gives access onto the rear garden. Having brick built integral store utilised as a utility room with wall mounted 'Worcester' boiler which supplies the domestic hot water and radiators and space and plumbing for automatic washing machine.

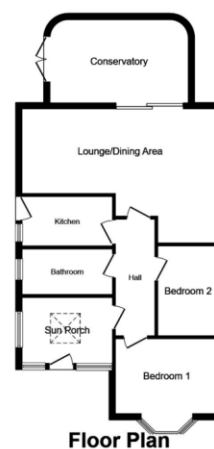
The rear garden is landscaped for ease of maintenance having a raised Fish Pond, walk-in store providing ample storage, GREENHOUSE, crazy paved area with borders containing a variety of established plants and shrubs and a picket fence which leads onto a lawn area with a variety of established plants and shrubs. The garden enjoys a sunny and secluded position and is bounded by timber fencing.

DIRECTIONS:

Proceed away from the Rhyl office over the Grange Road bridge onto Grange Road continue onto Dyserth Road and the property can be seen on the right hand side just before the bends 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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: C

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE
04/05/2021

Contact Details

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