



167 Ffordd Derwen | Rhyl | Denbighshire | LL18 2RN

Asking price: £169,950

This two/three bedroom detached bungalow resides within the popular location of South Rhyl close to local bus routes, schools and Rhyl's main town centre with all its shops and public services.

- Two large double drives
- Two bedrooms originally three bedrooms
- Gardens
- Garage and carport

The property has a light and airy feel and boasts a double driveway with garage, carport and space for caravan, motorhome or boat. Having well kept sunny and secluded gardens with views to the front over the Brickfield nature reserve.

UPVC DOUBLE GLAZED FEATURE LEADED DOOR:

With feature leaded panel to side into:

L- SHAPED RECEPTION HALL:

15' 0" x 9' 4" (4.58m x 2.87m) With power points, double panelled radiator, access to roof space, vinyl floor, coved ceiling and built-in cupboard providing ample storage housing the 'Potterton' combination boiler which supplies the domestic hot water and radiators, electric meter and electric consumer unit.

DINING ROOM:

12' 0" x 8' 9" (3.68m x 2.68m) Formally bedroom three with power points, radiator, coved ceiling and uPVC double glazed window overlooking the front. Archway through to:

LOUNGE:

15' 11" x 10' 11" (4.87m x 3.34m) With radiator, power points, T.V aerial point, feature marble fire surround with marble back and hearth with real flame gas fire insert, floor to ceiling uPVC double glazed sliding doors giving access and an aspect over the front towards the brickfields nature reserve and hillside beyond.

KITCHEN:

10' 10" x 7' 10" (3.32m x 2.39m) Having an array of units to include wall cupboards, worktop surface with drawer and base cupboards beneath, single drainer stainless steel sink with mixer tap over, power points, space and plumbing for automatic washing machine, space for gas cooker, space for tall standing fridge/freezer, breakfast bar, double panelled radiator, part tiled walls, coved ceiling, vinyl floor, uPVC double glazed window overlooking the side and uPVC double glazed frosted door leading onto the side of the property.

BEDROOM ONE:

11' 3" x 9' 1" to wardrobes (3.44m x 2.77m) Having fitted mirrored three door wardrobe, single panel radiator, power points and uPVC double glazed window overlooking the rear garden.

BEDROOM TWO:

7' 10" x 6' 10" to wardrobes (2.41m x 2.09m) Having fitted mirrored three door wardrobe, power points, radiator and uPVC double glazed window overlooking the rear garden.

SHOWER ROOM:

6' 7" x 5' 4" (2.02m x 1.64m) Having a three piece suite in White comprising low flush W.C, wash hand basin in vanity unit, corner shower cubicle with electric shower over, fully tiled walls, vinyl floor, radiator incorporating towel rail and double glazed frosted window to the side.

OUTSIDE:

Decorative brick paved double driveway to either side of the property. The left drive continues down the side of the property to a removable timber fence giving access to secure area of the rear garden for a caravan, motorhome or boat. The right drive leads to double wrought iron gates, carport and detached garage with up and over door,

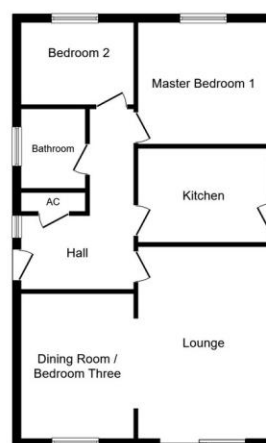
power and light, outside tap and gas meter. The decorative front garden is mainly laid to lawn with borders containing a variety of established plants and shrubs. The rear garden is mainly laid to golden gravel for ease of maintenance with borders containing a variety of established plants and shrubs. The rear garden has a sunny and secluded position and is bounded by part concrete post and timber fencing.

SERVICES:

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

DIRECTIONS:

Proceed away from the Rhyl office over the Vale Road Bridge onto Vale Road, continue onto Rhuddlan Road, turning right at Roger Jones onto Cefndy Road, then left onto Ffordd Derwen where the property can be found on the left hand side by way of a For Sale board.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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

29/06/2021

Price reviewed 21/07/21

Contact Details

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