

**29 Lon Wen, Rhyl, Denbighshire, LL18 4JG**

**£130,000**

 1  1  1  C

**EPC - C71    Council Tax Band - B    Tenure - Freehold**



# Lon Wen, Rhyl

## 1 Bedrooms - Bungalow - Semi Detached

Located within a quiet cul-de-sac in the Park View Estate, this semi detached bungalow offers the entrance hallway, kitchen, lounge with patio doors to the rear garden, bathroom plus a double bedroom. Having double glazing, gas central heating, off road parking plus a low maintenance rear garden with patio and slate chippings. EPC is C 71. Freehold. Council tax band B.



### Accommodation

Double glazed front door giving access into the hallway

### Entrance Hallway

Having loft hatch, vinyl flooring, built in storage cupboard plus additional storage cupboard housing the boiler, access to the kitchen.

### Kitchen

8'9" x 7'6"

Fitted with wall, base and drawer units, worktop surfaces, single drainer sink with mixer tap, wall tiling, extractor fan, void for a slot in cooker, plumbing for a washing machine and space for a fridge, vinyl flooring and double glazed window looking over the front garden.

### Lounge

14'8" x 11'9"

Having vinyl flooring, radiator, T.v connection, fire surround with electric fire, double glazed rear window plus double glazed sliding door that give access to the rear garden.

### Double Bedroom

11'10" x 10'5"

With vinyl flooring, radiator and double glazed rear window.

### Bathroom

6'4" x 5'6"

Comprising of a pedestal wash hand basin, toilet and panelled bath with shower over, wall tiling, vinyl flooring, radiator and double glazed front window.

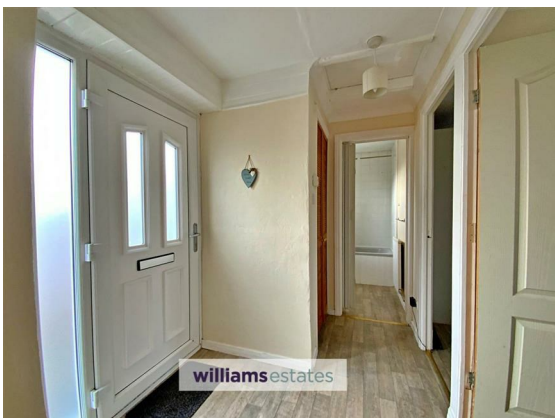
### Outside

Open plan front lawn with adjacent driveway & side access to the rear.

The rear garden offers a paved patio area, slate chippings laid for low maintenance plus timber storage shed.

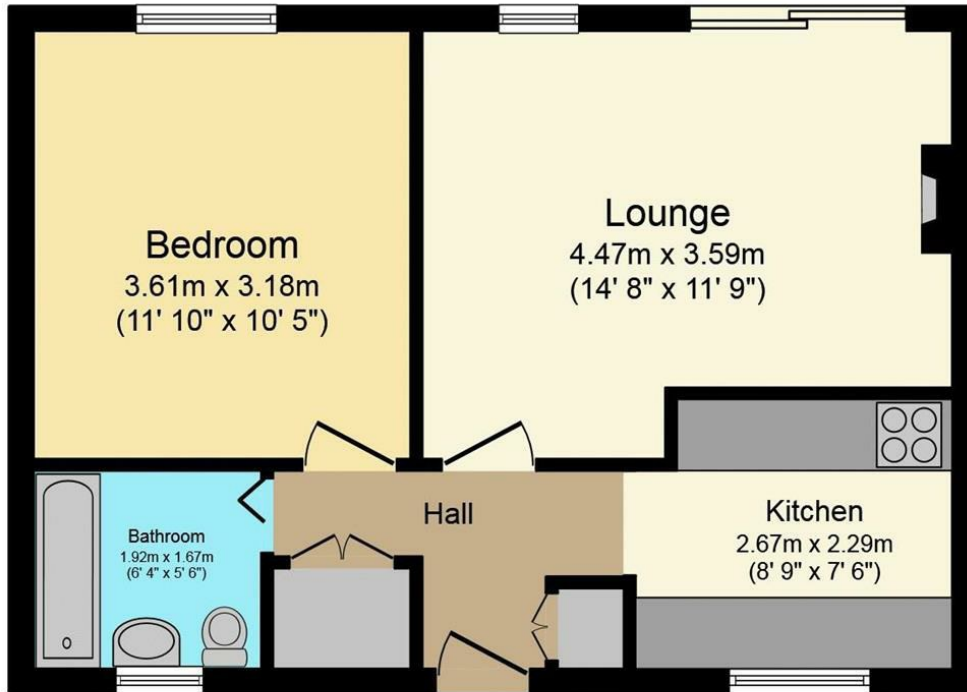
### Directions

Proceed onto Grange Road that in turn leads onto Dyserth Road turn left into Ffordd Elan and continue past the shop turning third right onto Lon Wen. This bungalow



can be located on your right located within the far right hand corner of this cu-de-sac.





### Floor Plan

Floor area 41.7 sq.m. (449 sq.ft.) approx

Total floor area 41.7 sq.m. (449 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>71</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.