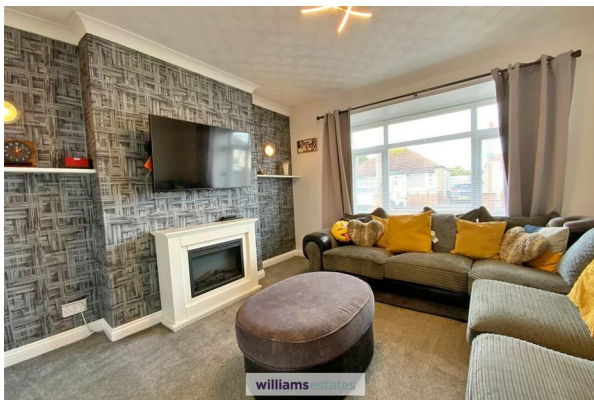


williams estates



**19 Regent Road, Rhyl, Denbighshire,
LL18 4BB**

£169,950

 3  1  1  E

EPC - E50 Council Tax Band - C Tenure - Freehold

Regent Road, Rhyl

3 Bedrooms - Bungalow - Detached

NO CHAIN. A well presented three bedroom detached bungalow in a popular location. Briefly affording the entrance hall, lounge, modern kitchen diner with access to the loft room, sun room, bathroom and three bedrooms. Outside benefits block paved driveway and gardens to the front and rear with secure store. Gas fired central heating and double glazing. Council tax band C. Freehold. EPC rating 50E.

Accommodation

Via a double glazed door into the hallway.

Hallway

With built in meter cupboard laminate flooring and radiator.

Lounge

11'10" x 13'11"

Having feature fireplace with electric fire, wall lighting, radiator and box bay window to the front.

Kitchen/Diner

7'1" x 9'7"

Fitted with a range of wall drawer and base units, complementary worktop surfaces, built in oven and gas hob with extractor hood over, tiled splash backs, bowl and a half single drainer sink with mixer tap, plumbing for washing machine, space for an American fridge freezer, concealed boiler, laminate flooring, radiator and double glazed doors into the sun room. Pull down ladder to loft room

Sun Room

9'7" x 7'1"

With vinyl flooring, insulated roof, double glazed windows to the side and double glazed french doors to the rear garden.

Bathroom

6'3" x 5'9"

Comprising of a panelled bath with shower over, wash hand basin and toilet in vanity unit, wall paneling, radiator, laminate spot lighting, flooring and double glazed window to the side.

Bedroom 1

9'11" x 13'2"

With radiator and double glazed window to the rear.

Bedroom 2

8'8" x 9'11"

With radiator and double glazed window to the side.

Bedroom 3

8'7" x 9'0"

With radiator and double glazed window to the front.

Loft Room

9'9" x 23'2"

With eaves storage and two Velux windows.

Outside

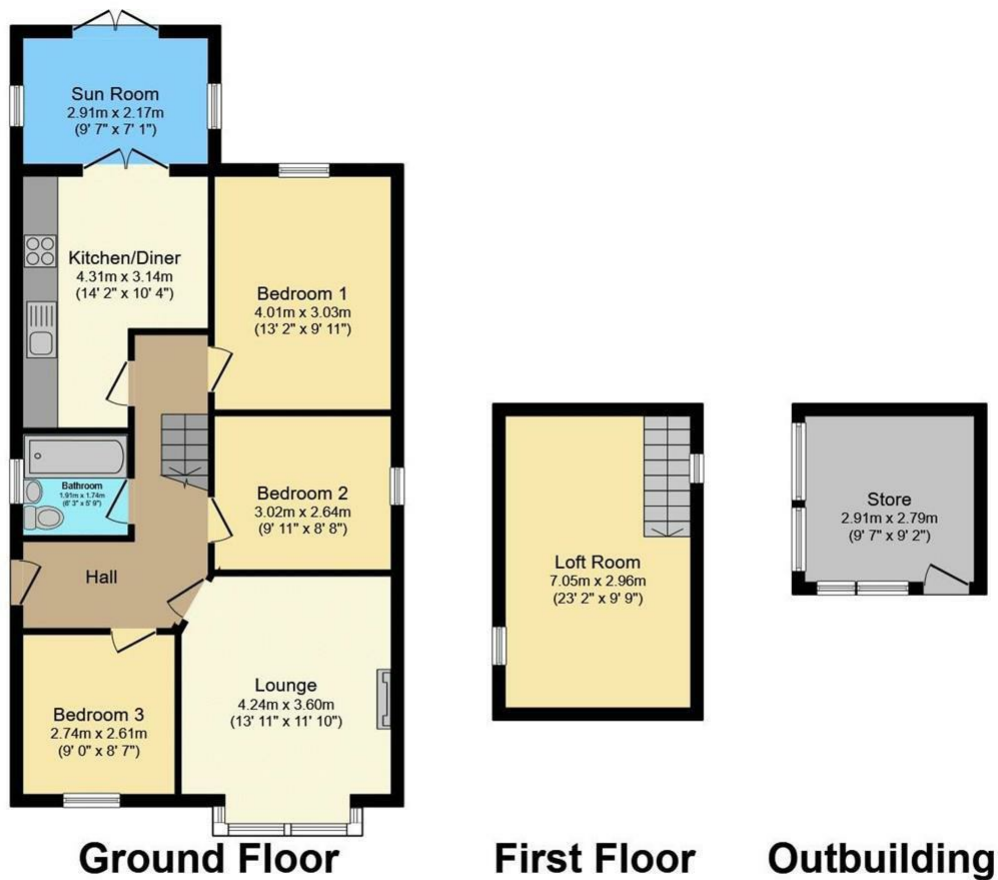
The front offers driveway parking, while the garden is laid with golden gravel. Side gate leads to the rear garden.

The rear garden offers paved patio, decked area and double glazed outside store.

Directions

Proceed onto Wellington Road, and head towards Prestatyn. Continue onto Russell Road, at the crossroads turn right onto Tynwydd Road, over the bridge and turn right onto Bridgegate Road, right onto Bryn Avenue, then 2nd left into Regent Road.





Total floor area 99.5 m² (1,072 sq.ft.) approx

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on
01745 369444

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.