

**3 Gelli For, Rhyl, Denbighshire, LL18
4RZ**

£185,000

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EPC - C69 Council Tax Band - C Tenure - Freehold

Gelli For, Rhyl

2 Bedrooms - Bungalow

Refurbished to a very high standard, this ready to move in semi-detached bungalow briefly affords the entrance hallway, spacious front lounge, new fitted kitchen with access to the rear orangery, new bathroom plus two double bedrooms. Having newly fitted anthracite grey facias, new windows & doors, new flooring, gas central heating, driveway allowing parking for a number of vehicles plus low maintenance gardens. EPC is C69. Freehold. Council tax C.



Accommodation

Composite front door giving access into the hallway.

Entrance Hallway

Modern grey tiled flooring with matching trim-skirting, radiator and loft access with pull down ladder.

Lounge

19'1" x 10'4" (5.82 x 3.15)

Having a radiator, power sockets and double glazed front window with fitted blinds

Modern Kitchen

9'9" x 8'10" (2.97 x 2.69 (2.98 x 2.70))

Fitted with new grey fronted wall, base and drawer units, white worktop surfaces, tiled splash-backs, single drainer sink with mixer tap, built in oven, electric hob with extractor fan over, plumbing for a washing machine, space for a fridge freezer, ample power sockets, tiled flooring with matching trim skirting, radiator, double glazed rear window and double glazed door giving access into the rear orangery.



New Bathroom

7'1" x 5'6" (2.16 x 1.68 (2.17 x 1.67))

Comprising of a built in modern vanity wash hand basin, toilet, bath with mixer shower attachment, fully tiled walls, extractor fan, tiled flooring, spot lighting, heated towel rail and double glazed side window.

Orangery

10'0" x 9'0" (3.05 x 2.74)

This room has a feature glass roof lantern, plastic panelled ceiling with inset spotlighting, power sockets, fully double glazed surrounding windows, laminate flooring and double glazed door that leads out to the rear garden.



Bedroom 1

13'2" x 10'4" (4.01 x 3.15)

Having a built in storage cupboard, radiator and double glazed rear window.

Bedroom 2

10'2" x 8'11" (3.10 x 2.72)

Having a radiator and double glazed front window with fitted blind.

Outside

The front offers a long driveway of which can allow tandem parking.

The rear offers a low maintenance garden with sleepers creating a raised boarder.

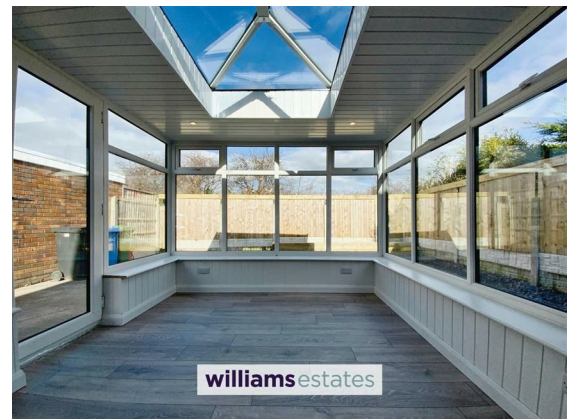
Directions

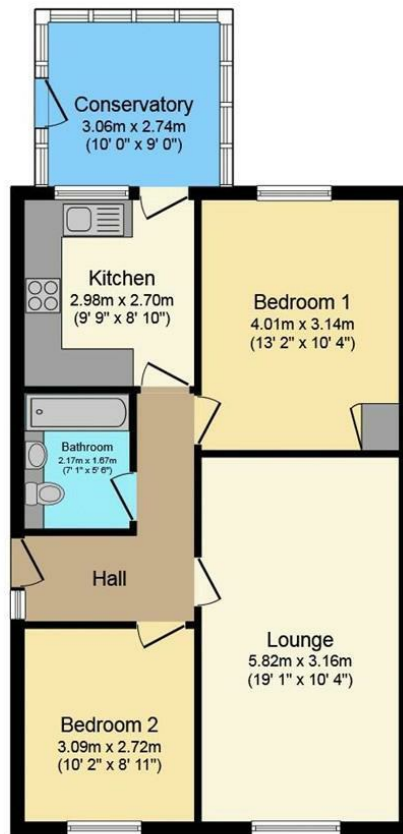
Proceed onto Vale Road which in turn leads onto Rhuddlan Road. Turn left at the roundabout onto Bryn Cwnin Road and follow this Road to the sharp bend. Turn right onto the old Trellewelyn Road then turn left into Gelli For.

Notes:

This bungalow has undergone a full refurb to include new windows & doors, new heating, rewired, painted white throughout, new flooring, new kitchen & bathroom.

Viewing is highly recommended to appreciate the finish done by our vendor.





Floor Plan

Total floor area 67.1 m² (722 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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.