

FREEHOLD



Bungalow - Semi Detached

# 9 ROWAN DRIVE, RHYL, DENBIGHSHIRE, LL18 4UN

Asking Price

# £169,950

## FEATURES

- Semi detached bungalow in a cul-de-sac position
- South Rhyl location
- Lounge
- Kitchen & rear sun room
- Shower room
- 2 Bedrooms



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# 2 Bedroom Bungalow - Semi Detached located in Rhyl

This semi detached bungalow is situated within a quiet cul-de-sac position of South Rhyl. The accommodation briefly affords the entrance hallway, lounge, kitchen with space to dine, rear sun room, modern shower room plus two double bedrooms. Having double glazing, gas central heating, driveway with side car port plus enclosed sunny aspect rear garden. EPC is D 68. Freehold. Council tax band is C.

Call us on

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**Council Tax Band**

**C**



**Floor Plan**

Total floor area 74.1 m<sup>2</sup> (798 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

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.

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