



80 Rosehill Road, Rhyl, LL18 4TT

£215,000

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EPC - D61

Council Tax Band - D

Tenure - Freehold

Rosehill Road, Rhyl

2 Bedrooms - Bungalow

Situated on a large corner plot, this detached bungalow briefly affords the entrance porch, hallway, spacious front lounge, second reception room that can offer dining or another sitting room, modern grey kitchen, utility room, bathroom plus two double bedrooms. Having double glazing, gas central heating, enclosed front & side lawned gardens plus rear driveway and detached garage that now provides a good size workshop. EPC is D61. Freehold. Council tax band D.



Accommodation

Double glazed front door giving access into the porch

Entrance Porch

Having a timber glazed door which provides access into the hallway

Hallway

With built in meter cupboard, radiator, loft hatch and door off.

Front Lounge

18'10" x 12'5" (5.76 x 3.81)

This light a spacious front room has a double glazed bay window to the front, radiators, T.v connection and fire surround with electric fire.

Second Reception Room

12'0" x 10'1" (3.67 x 3.09)

This room can be used as another sitting room, or dining room. Having a feature fire place set into the chimney recess, T.v connection, double glazed bay window to the side and door leading into the modern kitchen.

Modern Kitchen

8'6" x 6'5" (2.60 x 1.96)

Fitted with grey fronted wall, base and drawer units, worktop surfaces with matching up-stands, built in oven, electric hob with extractor fan over, single drainer sink with mixer tap, double glazed side window and door to the utility room.

Utility Room

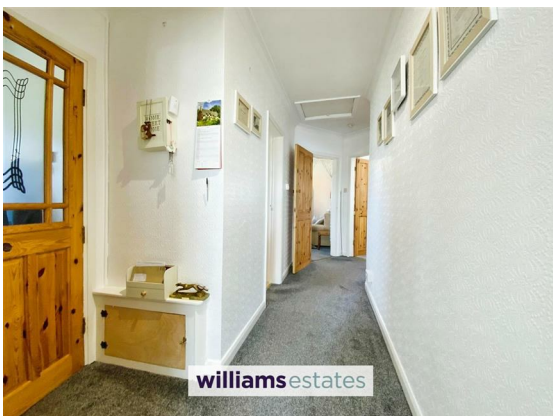
7'6" x 5'1" (2.30 x 1.57)

Having worktops, plumbing for a washing machine, space for a fridge freezer, radiator, double glazed side window and double glazed rear door which had a covered roof between the property & the garage.

Bedroom 1

14'1" x 9'9" (4.30 x 2.99)

Having a radiator, T.v connection and double glazed rear window.



Bedroom 2

11'11" x 8'8" (3.64 x 2.66)

Having a radiator, built in wardrobe and double glazed side window.

Bathroom

7'7" x 5'5" (2.32 x 1.67)

Comprising of a pedestal wash hand basin, corner fitted toilet, bath with shower over, bi-fold shower screen, tiled flooring, modern wall tiles, extractor fan, double glazed side window and built in storage cupboard that houses the boiler.

Outside

Standing on a large corner plot, the main front garden is lawned with mature tree, ponds, gravelled areas. The lawn continues to the side of the bungalow and a side gate gives access to a private and fully enclosed courtyard.

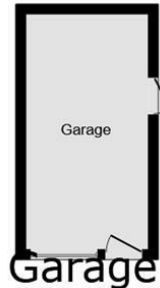
Directions

Proceed onto Vale Road and continue onto Rhuddlan Road. At the roundabout turn left onto Bryn Cwnin Road the left onto Rosehill Road. This bungalow can be located on the right.





Floor Plan
Floor area 79.1 m² (852 sq.ft.)



Garage
Floor area 13.0 m² (140 sq.ft.)

TOTAL: 92.1 m² (992 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.