



**17 Llys Tudur, Rhyl, Denbighshire, LL18  
4AX**

**£175,000**

 2  1  1  C

**EPC - C69**

**Council Tax Band - C**

**Tenure - Freehold**

# Llys Tudur, Rhyl

## 2 Bedrooms - Bungalow - Detached

This detached bungalow is located within a quiet cul-de-sac in the Park View Estate. The accommodation affords the entrance hallway, modern fitted kitchen, spacious lounge with space to dine, inner hallway, shower room plus two double bedrooms. Having double glazing, gas central heating, neutral decoration, open plan front lawn, driveway, garage and a sunny aspect enclosed rear garden. EPC is C 69. Freehold. Council tax band C.



### Accommodation

Double glazed door giving access into the hallway

### Hallway

With radiator, meter cupboard and a built in storage cupboard.

### Kitchen

10'5" x 7'11" (3.18 x 2.41)

Fitted with a range of modern units, built in oven, electric hob, worktops, single drainer sink, concealed washing machine & wall mounted boiler, vinyl flooring, radiator and a double glazed front window.

### Lounge / Diner

18'8" x 10'6" (5.69 x 3.20)

Having a fitted gas fire with surround, radiator, TV connection and double glazed window to the front of the property.

### Inner Hallway

Having loft hatch access and doors.

### Bedroom One

11'7" x 9'10" (3.53 x 3.00)

Having a radiator, built-in mirrored wardrobes and double glazed window to the rear of the property.

### Bedroom Two

8'8" x 8'7" (2.64 x 2.62)

Having a radiator and double glazed door and window to the rear garden.

### Shower Room

Having a white suite comprising: vanity wash hand basin, push button toilet and walk in shower with a fixed glass panel. Tiled walls and flooring, heated towel rail, extractor fan and double glazed window.

### Outside

The property has a small lawn to the front with a decorative flower bed and driveway parking leading to the detached Garage. Side gated access to the rear which is well enclosed with flower beds and lawn.

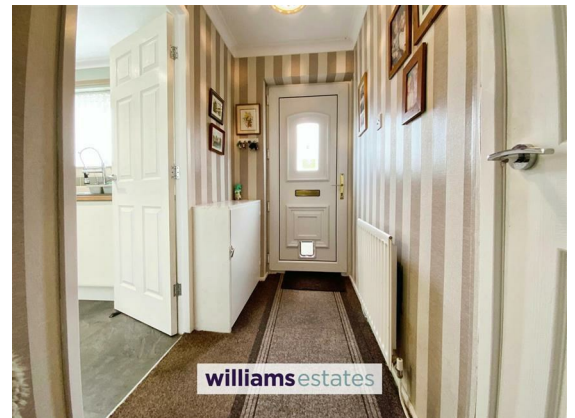


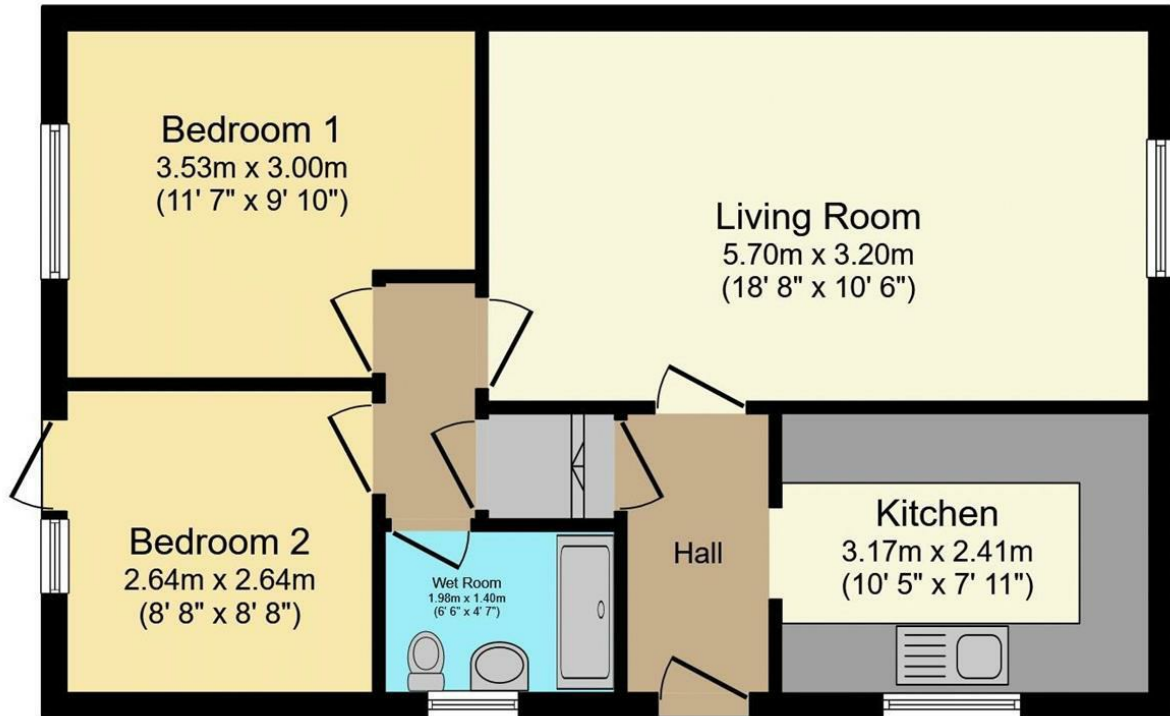
## Garage

Having an up and over door.

## Directions

Proceed onto Russell Road head towards Prestatyn, go right at the lights onto Tynewydd Road, go over the railway bridge and take the first left onto Ffordd Anwyl, Llys Tudor can be found on the left hand side.





### Floor Plan

Floor area 53.3 sq.m. (573 sq.ft.) approx

Total floor area 53.3 sq.m. (573 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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.