

## Llys Eirlys, Rhyl, Denbighshire LL18 4LX

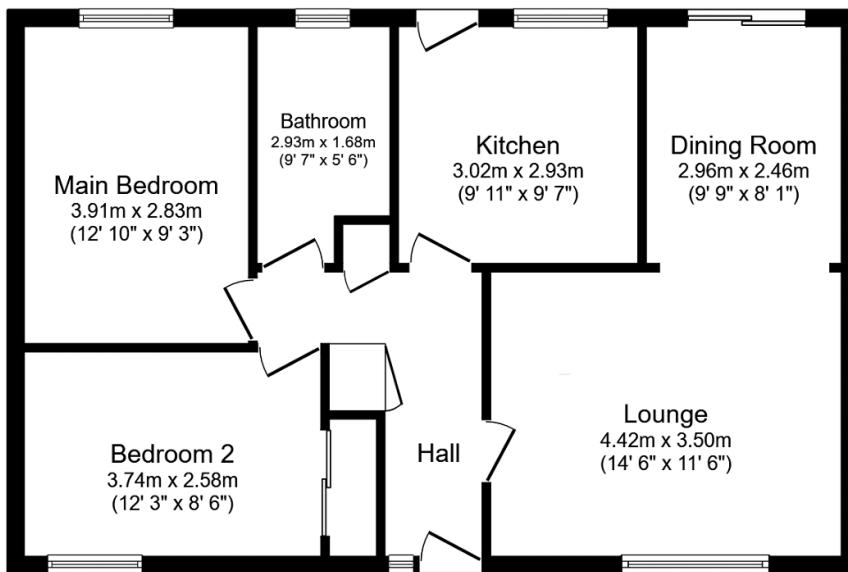
£172,500

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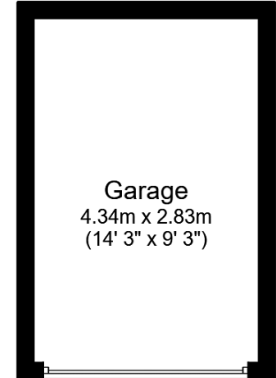
This detached bungalow is set in a quiet cul-de-sac location on the popular 'Welmar' development with shops and public amenities close by. The bungalow would suit both the retirement market or a small family as schools catering for all age groups are close by. A Co-op store catering for most everyday needs as well as a doctors surgery are both within walking distance. Benefiting from uPVC double glazing, gas central heating, lounge, dining room, kitchen, bathroom, two double bedrooms, detached garage and gardens front and back. The property could benefit from some cosmetic improvements. Viewing is highly recommended.

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE
- DINING ROOM
- GARDENS FRONT AND REAR
- GARAGE
- FREEHOLD
- EPC - D
- COUNCIL TAX BAND - C
- NO FORWARD CHAIN



**Floor Plan**

Floor area 68.7 m<sup>2</sup> (740 sq.ft.)



**Garage**

Floor area 12.3 m<sup>2</sup> (132 sq.ft.)

**TOTAL: 81.0 m<sup>2</sup> (872 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](http://www.Propertybox.io)