



## **37 Dyserth Road, Rhyl, Denbighshire, LL18 4DR**

**OIRO - £215,000**

A true detached bungalow located in a prime position of Rhyl. This spacious bungalow is situated within walking distance to shops, bus routes, and schools, this property offers convenience and accessibility.

As you enter the property, you are greeted by a spacious entrance porch, hall, large lounge, fitted kitchen and three bedrooms. One of the highlights of this property is the conservatory, which leads to the rear garden. This additional living space is perfect for relaxing.

The property also boasts a very handy loft room, offering a range of uses. Whether you need an additional bedroom, a home office, or a playroom for the kids, this versatile space will accommodate your needs.

Outside, you will find both front and rear gardens, providing ample space for outdoor activities. The driveway and large garage offer convenient parking options for multiple vehicles.

Viewing is essential but we invite you to take a virtual walk-through tour. This immersive experience will allow you to explore every corner of the bungalow from the comfort of your own home.

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PPorch  
Door leading to porch, with double glazed window to side, tiled flooring and door leading to hall

Hall  
Double glazed window to side elevation. Laminated flooring, storage cupboard, fuse box, coved ceiling, radiator, and doors leading off

Lounge  
4.23m x 4.16m  
(13'11" x 13'8")  
Double glazed window to front elevation, two small feature windows to side, carpeted flooring, radiator, coved ceiling. Electric fire with marble surround and hearth.

Kitchen  
2.69m x 2.60m  
(8'10" x 8'6")  
Tiled splash back, fitted kitchen comprising of wall and base units, stainless steel sink and drainer with mixer tap. Double glazed window and door to side elevation. Combi boiler. Vinyl flooring. Space for fridge/freezer and space for oven. Fitted extractor fan.

Bedroom One  
2.93m x 4.03m  
(9'7" x 13'3")  
Double glazed patio doors leading to conservatory. Coved ceiling and radiator.

Bedroom Two  
2.09m x 2.96m  
(9'6" x 9'9")  
Double window to rear elevation. Radiator. coving to ceiling..

Bedroom Three  
2.12m x 2.94m  
(6'11" x 9'8")  
Double glazed window to side elevation. Laminated flooring and radiator.

Bathroom  
1.72m x 1.90m  
(5'8" x 8'6")  
Tiled floor to ceiling, frosted double glazed window to side elevation. Small extractor fan. Three piece bathroom suite comprising of low flush W.C, sink and bath with shower over.

Loft room  
3.16m x 4.97m  
(10'4" x 16'4")  
Carpeted flooring, double glazed window to rear elevation. Storage cupboard.

Conservatory  
4.25m x 2.64m  
(13'11" x 8'8")  
Tiled flooring and double glazed doors and windows. Giving access in to the garden.

Garden  
Enclosed bound by fencing. Patio and graveled area. Shed. Garage. Gate leading to side elevation giving access to front.

Services  
Mains gas, electric and drainage.

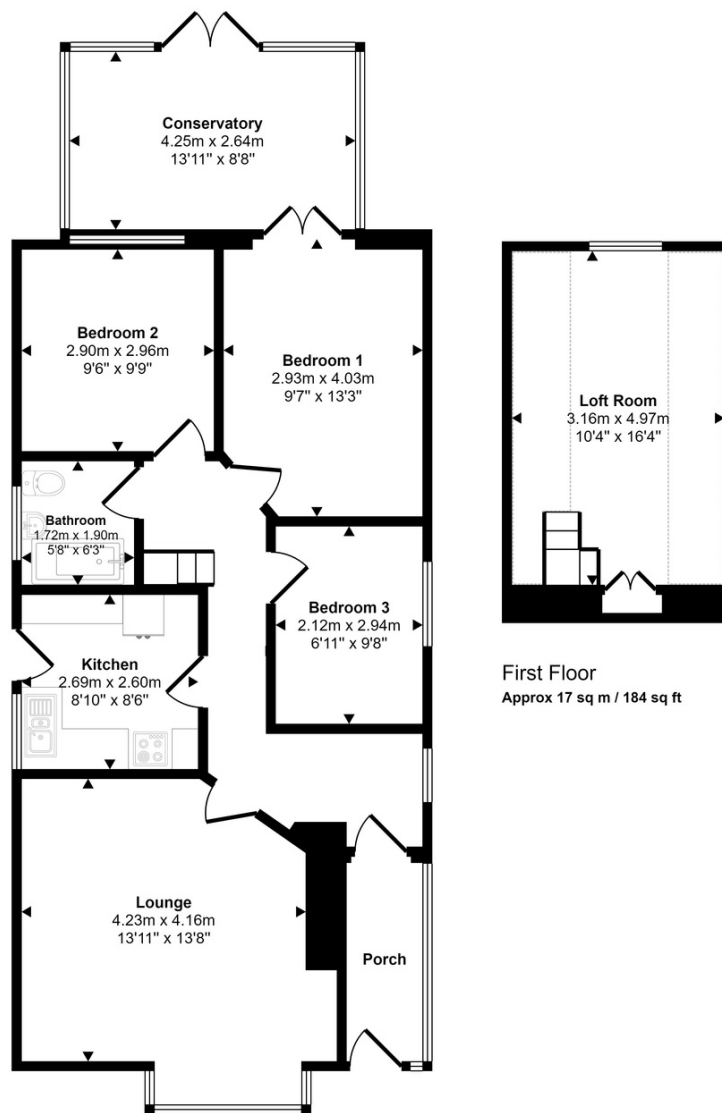
EPC Rating E

Tenure - Freehold

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Approx Gross Internal Area  
104 sq m / 1116 sq ft



Ground Floor  
Approx 87 sq m / 933 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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