



**Merllyn Road
Rhyl
Denbighshire
LL18 4HH**

Offers In Excess Of £215,000

bettermove

Merllyn Road Rhyl

Bettermove are proud to present this 3 bedroom detached bungalow in Rhyl.

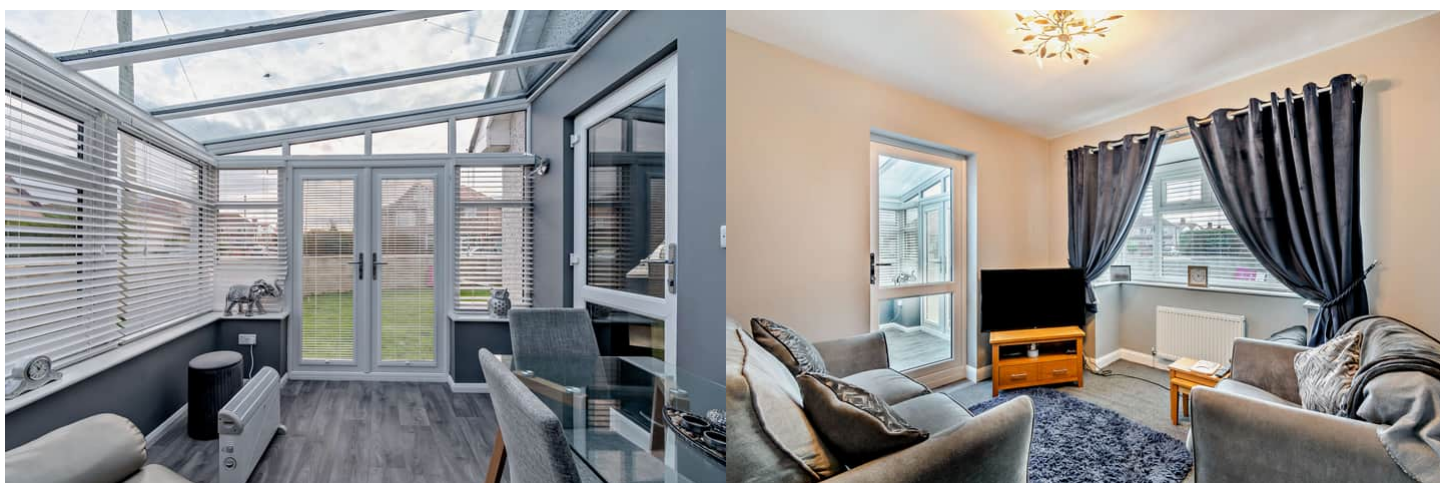
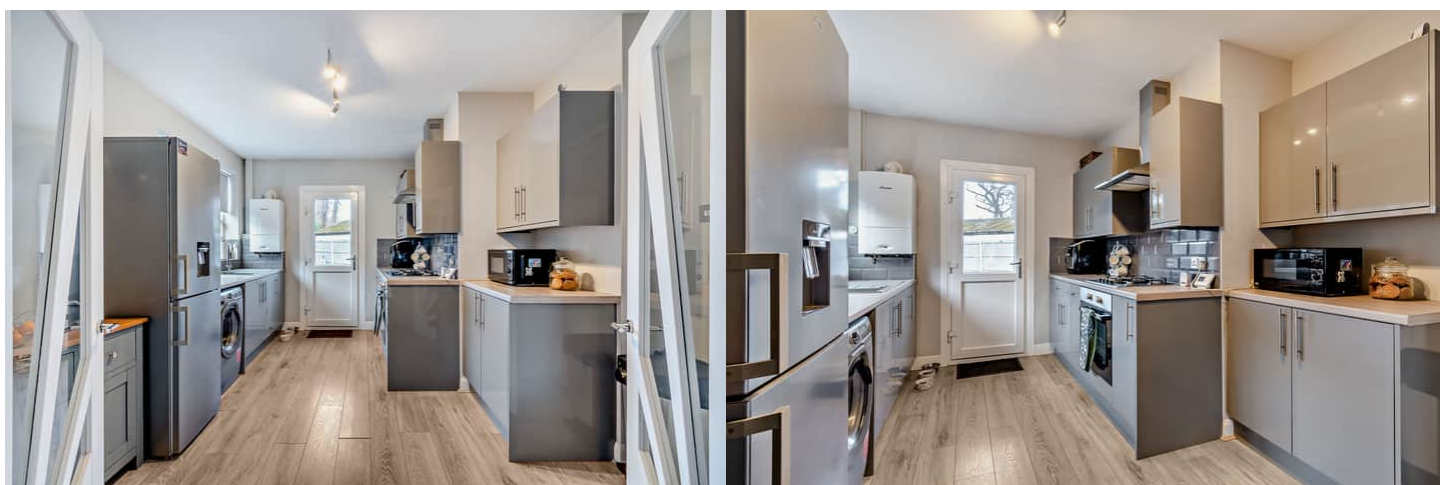
The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is C.

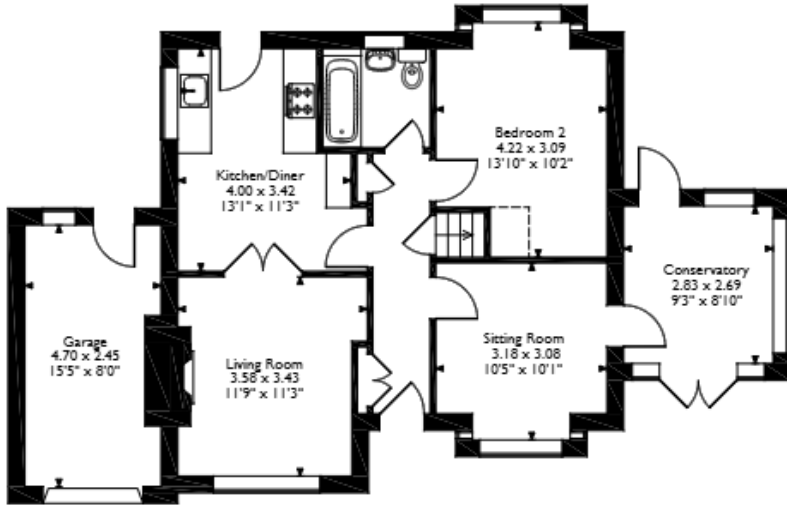
The interior of this beautifully presented property comprises a spacious living room, bedroom/sitting room, 1 bedroom, conservatory, family bathroom and fitted kitchen on the ground floor. The first floor consists of the master bedroom and en-suite. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Rhyl, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A525, Rhyl train station and local bus routes.

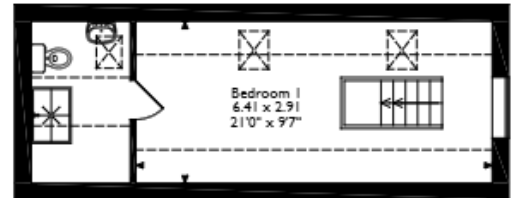
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Merilyn Road, Rhyl
 Approximate Gross Internal Area
 Main House = 77 Sq M/829 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 89 Sq M/958 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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