



**Gelli For  
Rhyl  
Denbighshire  
LL18**

**Offers in Excess of £175,000**

**bettermove**

# Gelli For Rhyl

Bettermove are proud to present this 2 bedroom semi-detached bungalow in Rhyl.

This property benefits from double glazing, and gas central heating throughout, with off road parking available for multiple vehicles, via the driveway.

The council tax band is C.

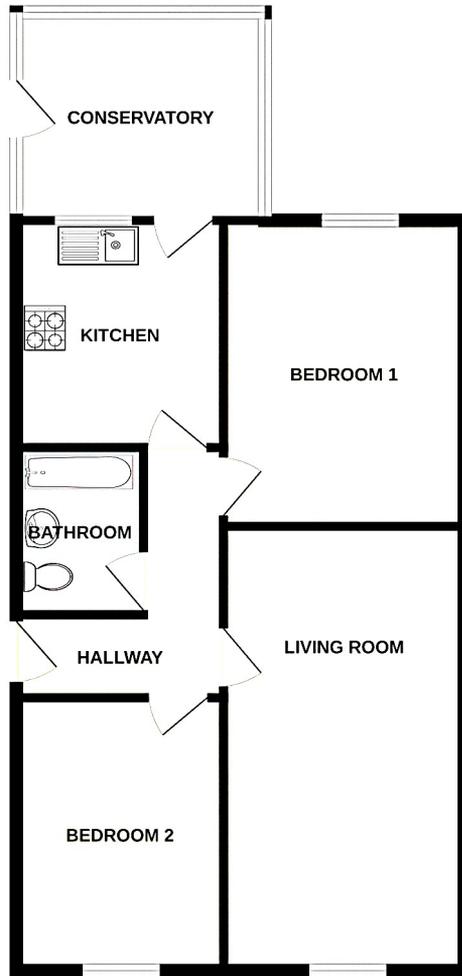
The interior of this modern, recently refurbished property is beautifully presented throughout, and comprises a spacious living room, fitted kitchen, conservatory, family bathrooms and two double bedrooms. The exterior boasts a private, low maintenance rear garden, perfect for enjoying the summer months.

Located in the popular coastal town of Rhyl, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Rhyl Train Station (1.5 miles), a variety of local bus routes, and quick access to the A55.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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