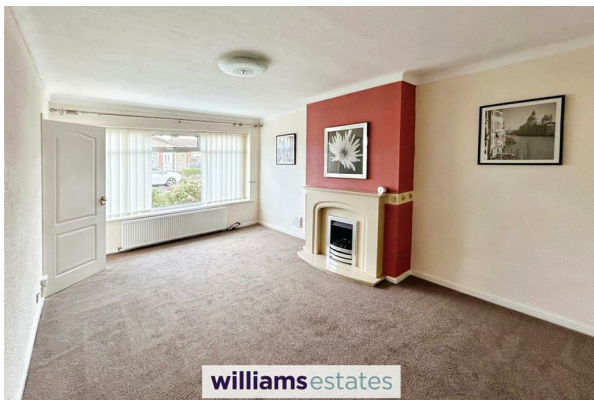


williams lettings



**4 Links Avenue., Rhuddlan, Rhyl, LL18
5SA**

£825 Per Month

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EPC - D64 Council Tax Band - C Deposit - £825 Per Month

Links Avenue., Rhyl

2 Bedrooms - Bungalow

Two bedroomed bungalow situated in the desirable village of Rhuddlan, this semi detached bungalow comprises of large lounge, kitchen with integrated oven and hob, a double bedroom with fitted wardrobes, a smaller single again with fitted wardrobes and a Wet room. to the outside there is a garage and outhouse giving plenty of storage, mature easy to maintain gardens to the front and rear of the property and driveway for parking. To be considered for this property would will need an annual income of above £24,750.

Entrance hall way

With storage cupboard

Lounge

59'1" x 36'2"

Large lounge with Feature fireplace housing an electric fire, beautiful big front window with vertical blinds offering a view of the front garden, carpet flooring.

Kitchen

39'6" x 26'5"

Galley style kitchen with plenty of base and wall units, integrated gas hob and oven, breakfast bar, and a void for a washing machine, access into a rear porch leading to the back garden.

Main bedroom

36'5" x 36'1"

Double bedroom to the rear of the property benefitting from fitted wardrobes, carpet flooring and blinds on the windows.

Bedroom 2

26'6" x 29'6"

A smaller bedroom with fitted wardrobes, carpet flooring and vertical blinds on the window.

Wet Room

16'6" x 19'8"

The wet room has vinyl flooring and WC, pedestal basin along with a shower enclosure.

Front garden

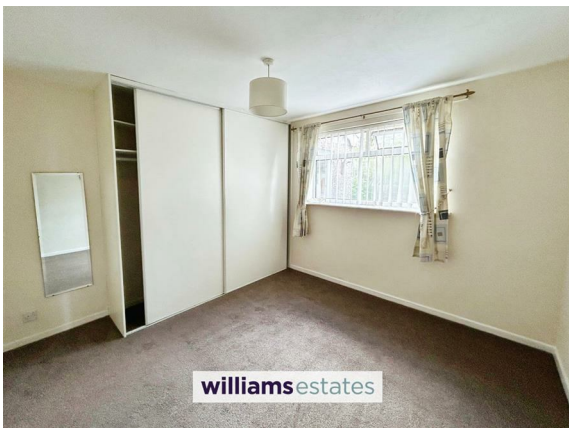
Easy to maintain front garden with mature shrubs and borders. The property benefits from having a driveway for parking.

Rear garden


To the rear of the property the garden has plenty of borders and raised beds with mature shrubs, there is an outhouse for extra storage

Garage

Not suitable for parking a car but offers plenty of storage with an electric supply.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

Lettings@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.