

williams lettings



27 Cedar Avenue, Rhyl, LL18 4JS

£850

 2  1  1  C

EPC - C71

Council Tax Band - C

Deposit - £850

Cedar Avenue, Rhyl

2 Bedrooms - Bungalow

A well presented two bedroomed bungalow located in the desirable Park View Estate in Rhyl. The property comprises of a large double bedroom, and smaller double, kitchen with modern fixtures and fittings, large lounge and bathroom with shower over bath. there is an enclosed garden to the rear of the property along with a driveway and single garage. To be considered for this property you will need an annual household income of above £25,500

Entrance hall

Kitchen

A modern kitchen with with spot light ceiling lights, a range of modern wall, base and draw units, integrated electric oven and hob.

Lounge

A large lounge area with carpet flooring patio doors leading to the rear garden, spotlight ceiling lights.

Bathroom

Fully tiles bathroom with electric shower over the bath, Wc and pedestal basin.

Bedroom 1

The largest bedroom overlooking the front elevation, a good sized double with carpet flooring.

Bedroom 2

A double bedroom overlooking the rear elevation with vinyl flooring.

Rear Garden

Enclosed rear garden with a grassed area along with paved area for seating, a gated side access to the driveway and access to the garage.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(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
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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.