



**2 Howell Avenue, Rhuddlan,
Denbighshire, LL18 2TD**

£264,000

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EPC - C70

Council Tax Band - D

Tenure - Freehold

Howell Avenue, Rhuddlan

2 Bedrooms - Bungalow - Detached

Welcome to Howell Avenue, Rhuddlan - a charming location for this delightful detached bungalow! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over. The shower-room is conveniently located for easy access from both bedrooms.

Situated in a peaceful neighbourhood, this older bungalow exudes character and warmth. The detached nature of the property offers privacy and a sense of tranquillity. Parking will never be an issue with space for up to four vehicles, making hosting friends and family a breeze.

Whether you're looking for a quaint home to settle down in or a peaceful retreat away from the hustle and bustle, this bungalow on Howell Avenue is sure to capture your heart. Don't miss out on the opportunity to make this charming property your own!



Accommodation

via a uPVC double glazed obscure door, leading into the;

Porch

Having lighting, space for shoe / coat storage and a door off into the;

Entrance Hallway

Being light and airy, having lighting, power points, loft access hatch and doors off.

Lounge

16'3" x 10'11" (4.96m x 3.35m)

Having lighting, power points, radiator and a large uPVC double glazed window onto the front elevation.

Bedroom One

14'3" x 10'3" (4.35m x 3.14m)

Having lighting, power points, radiator and uPVC double glazed windows onto the side and front elevations.

Bedroom Two

14'3" x 10'3" (4.35m x 3.14m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Shower Room

8'6" x 5'2" (2.60m x 1.58m)

Comprising of a low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, walk-in shower enclosure with wall mounted shower head, wall mounted heated towel rail, uPVC double glazed obscure window onto the rear elevation, extractor fan and inset spot lighting.

Open Plan Kitchen/Diner

18'9" 13'5" (5.74m 4.09m)

A grand size, comprising of wall, drawer and base units with a complementary worktop over, sink and drainer with a stainless steel mixer tap over, partially tiled walls, electric hob with extractor fan above, inset spot lighting, power points, space for dining, bi-folding door onto the rear elevation, uPVC double glazed window onto the rear and a door off into the Utility Room.



Utility Room

9'6" x 9'1" (2.9m x 2.79m)

Having space under the worktops for two appliances, sink and drainer with a stainless steel mixer tap over, lighting, power points, uPVC double glazed window onto the side elevation and a door into the W.C.

W.C.

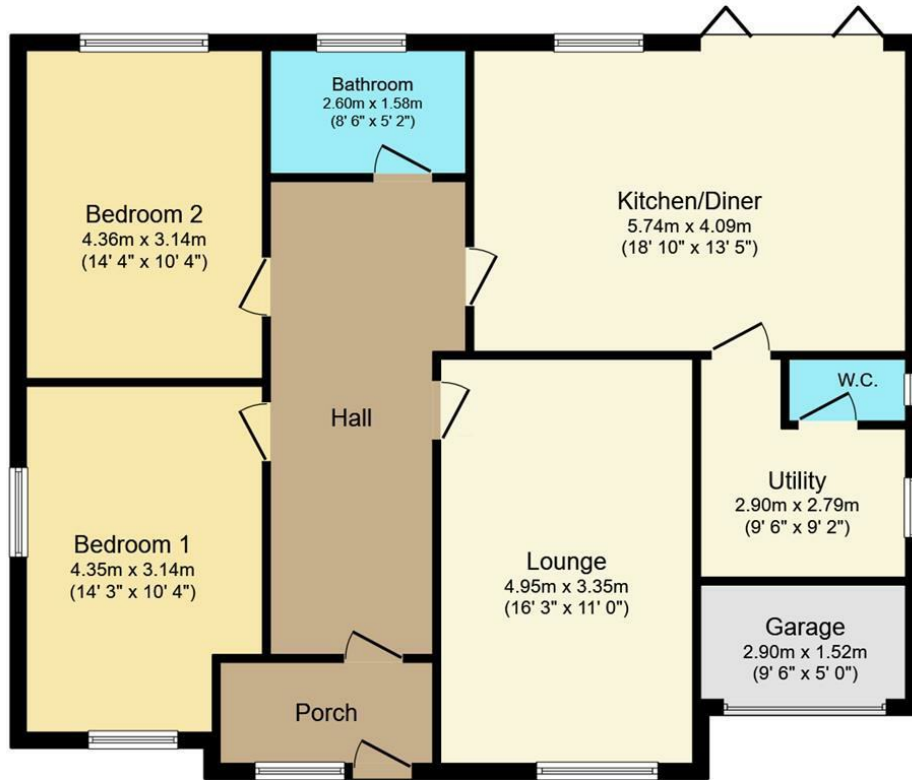
Having a low flush W.C., sink with stainless steel mixer tap over, cupboard housing the boiler and a uPVC double glazed window onto the side elevation.

Outside

The property is approached via a block brick paved driveway, providing ample off-road parking for up to four vehicles and an area to the side that is laid to lawn and providing access to a store which has an electric roller shutter door.

To the rear, the garden enjoys a sunny aspect throughout the day, having a paved area ideal for alfresco dining and a large area that is laid to lawn. Comprising of decorative borders and bound by timber fencing.





Floor Plan

Floor area 107.2 m² (1,154 sq.ft.)

TOTAL: 107.2 m² (1,154 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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.