



Oaklea Court, Rhyl LL18 4NP

£240,000

Monopoly Buy Sell Rent is pleased to offer you for sale with NO ONWARD CHAIN this well-presented detached bungalow found on a corner plot in a quiet cul-de-sac location within a popular area in the seaside resort and community of Rhyl. The accommodation briefly comprises an entrance porch, L-shaped hallway, a modern fitted kitchen, large lounge that could be utilised, an open plan dining room that could be a bedroom, conservatory with log burner, utility room, two double bedrooms, master en suite, dressing area, and a shower room. It also benefits from double glazing throughout and recently serviced gas central heating. Externally the property has a 'U' shaped driveway providing off-road parking for three vehicles, a manicured lawned front garden with miniature fruit trees and an enclosed, easily kept private rear garden. The property is in pristine condition and ready for any potential buyers to move into without any work. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

- Spacious Detached Bungalow
- Quiet Cul-De-Sac Location
- Conservatory with Log Burner
- Driveway & Converted Garage
- Council Tax Band C
- Corner Plot Position
- Two / Three Double Bedrooms
- Private & Enclosed Gardens
- Freehold Property
- NO ONWARD CHAIN



Entrance Porch

A uPVC double-glazed entrance door leads you into this part brick-built porch with grey wood effect tiled flooring, glazed windows, sensor light, and a decorative glazed entrance door that opens into the hallway.

Hallway

An 'L' shaped hallway with a large cloaks cupboard, radiator with decorative cover, tiled flooring, dado rail and panelled doors leading to most rooms. There is a hatch accessing the loft via a pulldown ladder, the loft is insulated and partly boarded.

Kitchen

4.43 x 2.90 (14'6" x 9'6")

Bright and airy kitchen fitted with a range of oak effect units with black granite worktop and sink with mixer tap. Eye-level electric oven and grill, halogen hob with hood, integral dishwasher and washing machine, tiled splash-back and tiled flooring. Space and plumbing for Ice/water American style fridge freezer, dishwasher and washing machine. Built-in storage cupboard housing the boiler, chrome towel rail and uPVC double-glazed window overlooking the front of the property and a smaller window overlooking the side of the property. Space to put a table or breakfast bar and ceiling light with fan.

Lounge

5.30 x 3.48 (17'4" x 11'5")

A sizable lounge with a central fireplace housing an electric flame & smoke effect log burner (negotiable) with oak mantle, and black granite hearth. A large uPVC double-glazed bay window with a seat overlooks the side of the property, radiator, and newly carpeted flooring. A versatile room that could be utilised.

Shower Room

2.30 x 2.14 (7'6" x 7'0")

Well-appointed shower room with a modern fitted suite and underfloor heating, comprises a walk-in shower having a thermostatic shower and seat, vanity unit with hand wash basin, and WC with a newly fitted smart bidet toilet seat (heat, wash and dry with LED nightlight). Tiled walls and flooring, heated chrome towel rail, and privacy uPVC double-glazed window overlooking the side of the property.

Dining Room

3.62 x 2.75 (11'10" x 9'0")

An open plan dining room with tiled flooring, radiator with shelf over, and plenty of space for a large dining table with curtains, if needed, to separate from the conservatory.

Conservatory

3.93 x 3.68 (12'10" x 12'0")

A good-sized conservatory with uPVC double-glazed windows overlooking the front and rear of the property with a central log burner, tiled flooring, radiator and an air conditioning unit. A bi-fold door leads you out to the rear garden and French doors into the utility room.

Utility

3.60 x 2.78 (11'9" x 9'1")

The former single garage has been converted into a utility room with vinyl flooring, uPVC window and glazed door to the front of the property and a double glazed window to the rear. Power points, lights and the log burner flue pipe.

Master Bedroom

3.70 x 2.75 (12'1" x 9'0")

A large bedroom with carpeted flooring, built-in wardrobes, radiator, power points, fan light, uPVC double-glazed window overlooking the rear of the property with en suite and dressing area.



Master En Suite

2.03 x 1.60 (6'7" x 5'2")

Modern fitted en suite with corner vanity sink, low flush WC with a newly fitted smart bidet toilet seat (heat, wash, and dry with LED nightlight), and walk-in thermostatic shower. Tiled walls and tiled floor with underfloor heating, chrome ladder towel rail, inset lights, and small privacy double-glazed window overlooking the rear.

Dressing Area

3.43 x 1.45 (11'3" x 4'9")

Built-in double wardrobes with vanity area, carpeted flooring, inset spotlights, and a privacy external door that opens out to the yard.

Bedroom 2

3.00 x 2.65 (9'10" x 8'8")

A good-sized double bedroom with newly laid carpeted flooring, built-in wardrobe, radiator, power points, and uPVC double-glazed window overlooking the front of the property.

Front Garden

To the front of the property is a 'U' shaped driveway with off-road parking for up to three cars. A lawned garden wraps around the front of the house with miniature fruit trees and the large evergreen border hedge provides privacy.

Rear Garden

A private and enclosed paved rear garden with two seated pergolas, raised beds and built-in barbecue. Perfect place to enjoy the morning and afternoon sun!

Yard

To the side of the property is a golden gravelled yard with paved pathway to the shed, the perfect place to dry your clothes!

Additional Information

The property benefits from fibre broadband and 16

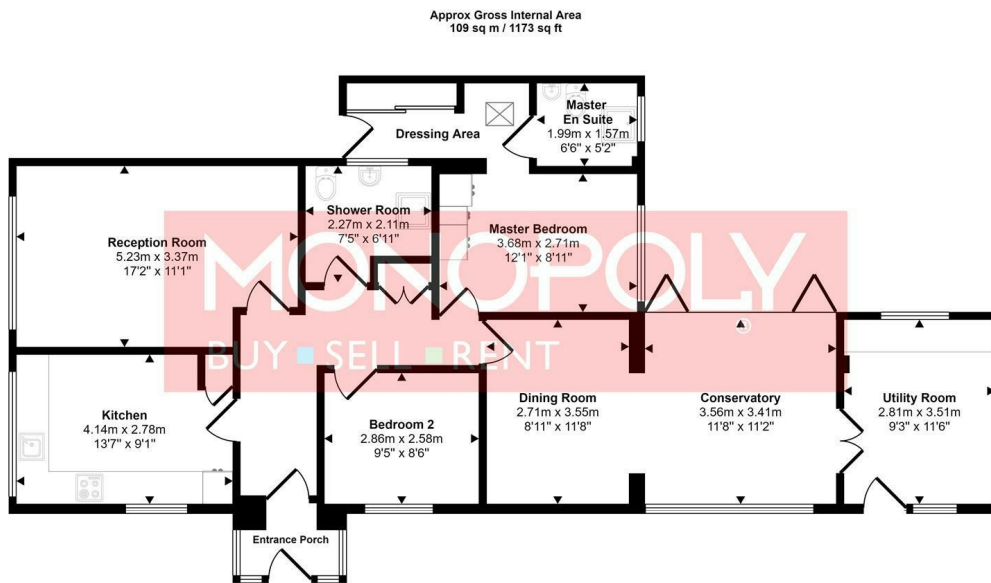
roof solar panels (which have been bought), bringing an income of approximately £1,350 pa, plus saves several hundred pounds on electricity bills! The boiler has recently been serviced and the heating is controlled by Passive Living Heating. There is also an air conditioning unit in the conservatory.





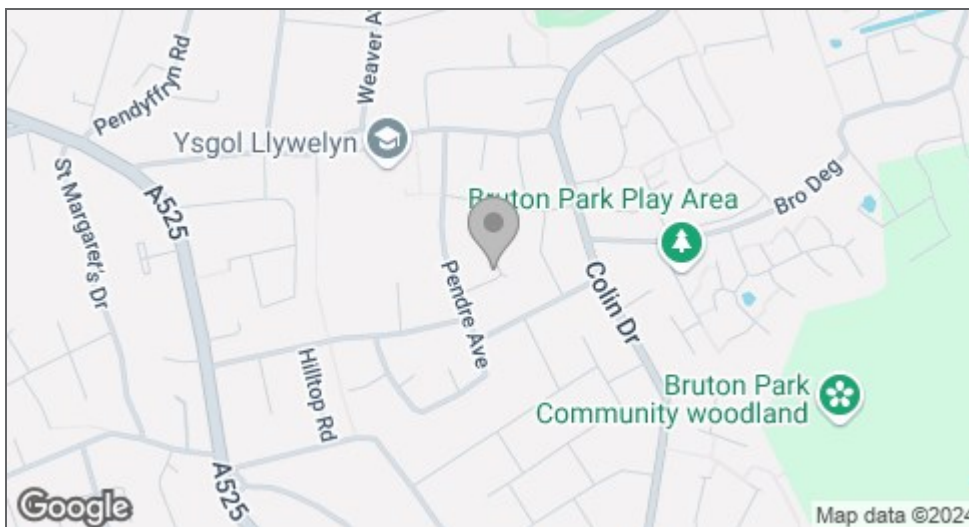






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	87
(69-80) C			
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

