

7 Sandringham Avenue, Rhyl, LL18 1NH

£149,950

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EPC - D67

Council Tax Band - B

Tenure - Freehold

Sandringham Avenue, Rhyl

5 Bedrooms - House - Semi-Detached

This Semi-detached house, in need of modernising, is located close to all local amenities as well as being just a short walk to the Promenade and Rhyl beach. The accommodation affords the entrance porch, hallway, lounge, living room through to dining room and kitchen. On the upper floor, there is the landing, bathroom plus five bedrooms. Having double glazing, gas central heating and gardens this property will require modernising. EPC rating D67. Freehold. Council Tax Band B



Accommodation

A timber glazed door provides access into the porch.

Porch

With mosaic tiled flooring and glazed door into the hall.

Hallway

With radiator and stairs off.

Lounge

11'7" x 15'2" (3.54 x 4.63)

Having radiator, brick fire surround and double glazed bay window to the front.

Sitting Room

12'4" x 10'10" (3.78 x 3.31)

With laminate flooring, radiator, double glazed window to the front and archway through to the dining room.

Dining Room

11'4" x 11'0" (3.46 x 3.36)

Having laminate flooring, radiator and double glazed window to the rear. Access through to the kitchen

Kitchen

12'9" x 5'11" (3.89 x 1.81)

Fitted with wall, drawer and base units, worktop surfaces, single drainer sink with taps, plumbing for washing machine, void for a slot in cooker, wall mounted central heating boiler, storage cupboard, double glazed window and stable door to the rear.

Additional Store

First Floor Landing

With double glazed window to the side and radiator.

Bedroom 1

11'8" x 15'2" (3.57 x 4.63)

Having radiator, pedestal wash hand basin and double glazed window to the front.

Bedroom 2

11'3" x 11'5" (3.45 x 3.49)

Having radiator, laminate flooring, pedestal wash hand basin and double glazed window to the rear.



Bedroom 3

12'5" x 8'2" (3.80 x 2.50)

Having radiator, pedestal wash hand basin and double glazed window to the front.

Bedroom 4

9'3" x 6'0" (2.84 x 1.84)

Having radiator and double glazed window to the rear.

Bedroom 5

9'3" x 6'10" (2.83 x 2.10)

Having radiator, laminate flooring and double glazed window to the front.

Bathroom

5'11" x 6'5" (1.81 x 1.97)

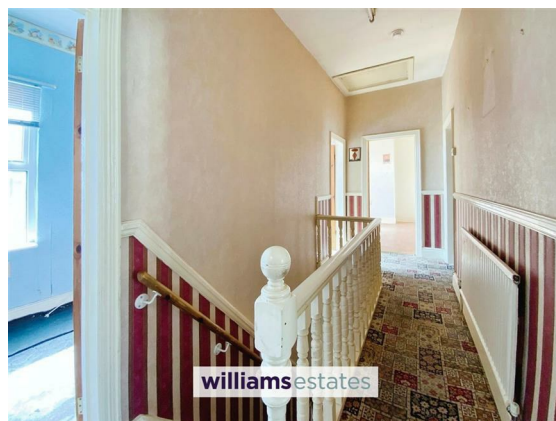
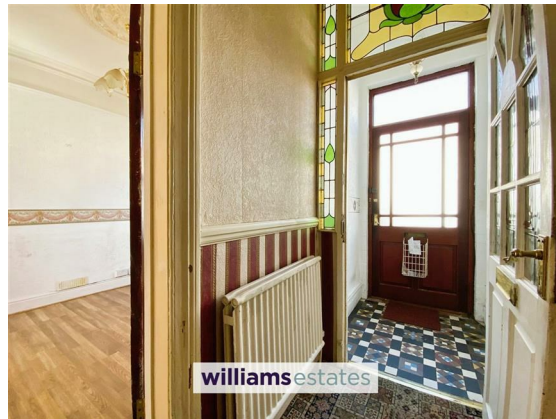
Comprising of a panelled bath with shower over, pedestal wash hand basin, toilet, tiled walls, laminate flooring and double glazed window to the rear.

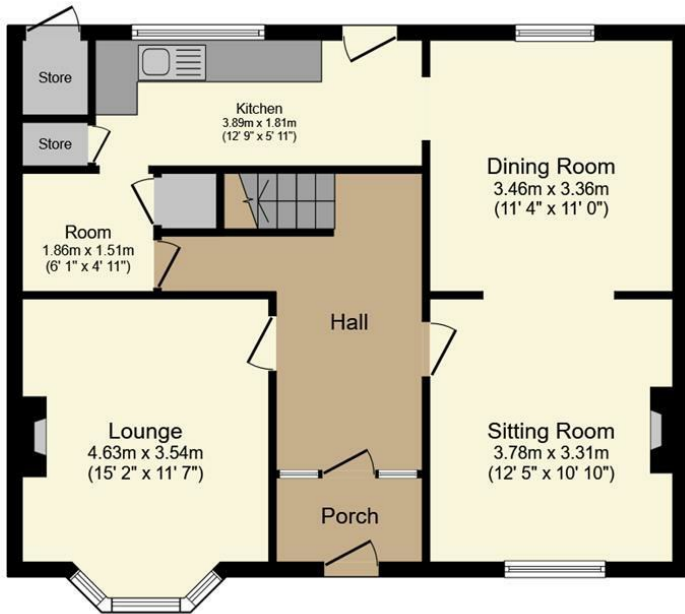
Outside

Small enclosed garden to the front and enclosed paved garden to the rear.

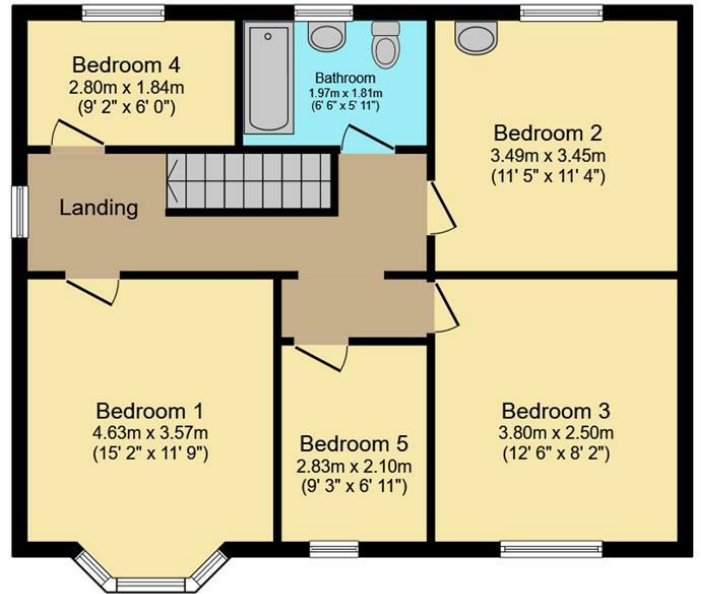
Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Turn right into Sandringham Avenue.





Ground Floor
Floor area 70.7 m² (761 sq.ft.)



First Floor
Floor area 70.7 m² (761 sq.ft.)

TOTAL: 141.4 m² (1,522 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		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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.