



williams estates



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**17 Bryn Avenue, Rhyl, Denbighshire,  
LL18 4BE**

**£174,950**

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**EPC - D60**

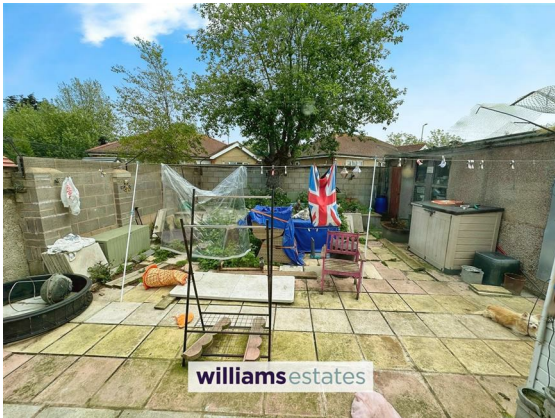
**Council Tax Band - C**

**Tenure - Freehold**

# Bryn Avenue, Rhyl

## 3 Bedrooms - Bungalow - Detached

This extended, double fronted detached bungalow is located close to all local amenities and the accommodation affords the entrance hallway, lounge, shower room, kitchen with rear utility and access to the rear third bedroom or study, two further bedrooms and stairs to the loft room. Having double glazing, gas central heating, driveway parking and enclosed rear garden. EPC is D60. Freehold. Council tax band C.



### Accommodation

Double glazed front door giving access to the entrance hallway.

### Hallway

With picture rail, meter cupboard, radiator and under stairs storage cupboard.

### Bathroom

6'6" x 5'8" (2.00 x 1.75 )

Comprising of a wash hand basin, toilet, corner bath, wall tiles and extractor fan,.

### Lounge

11'7" x 10'11" (3.54 x 3.35 )

Having a radiator, T.v connection and double glazed bay window to the front.

### kitchen

10'11" x 10'3" (3.35 x 3.14 )

Fitted with wall, base and drawer units, worktop surfaces over, single drainer sink with mixer tap, tall standing larder unit, modern column radiator and double glazed side window. Access to the rear utility room.

### Utility Room

7'10" x 5'10" (2.40 x 1.80 )

Having a worktop with plumbing beneath for a washing machine, space tumble dryer, plumbing for a dishwasher, void for a fridge freezer, double glazed window and double glazed door which provides access to a lean to porch with access to the enclosed rear garden.

### Bedroom 3 (Study)

10'2" x 7'10" (3.10 x 2.40 )

This room has a column radiator and double glazed French doors that lead out to the rear garden.

### Bedroom 1

19'0" x 8'5" (5.80 x 2.57 )

This extended room has a column radiator and double glazed rear window.



## Bedroom 2

9'10" x 8'6" (3.00 x 2.60 )

Having a radiator and double glazed bay window to the front. Door access & stairs to the loft room.

## Loft Room

14'11" x 10'7" (4.55 x 3.23 )

Having power points, velux roof window and eaves storage.

## Outside

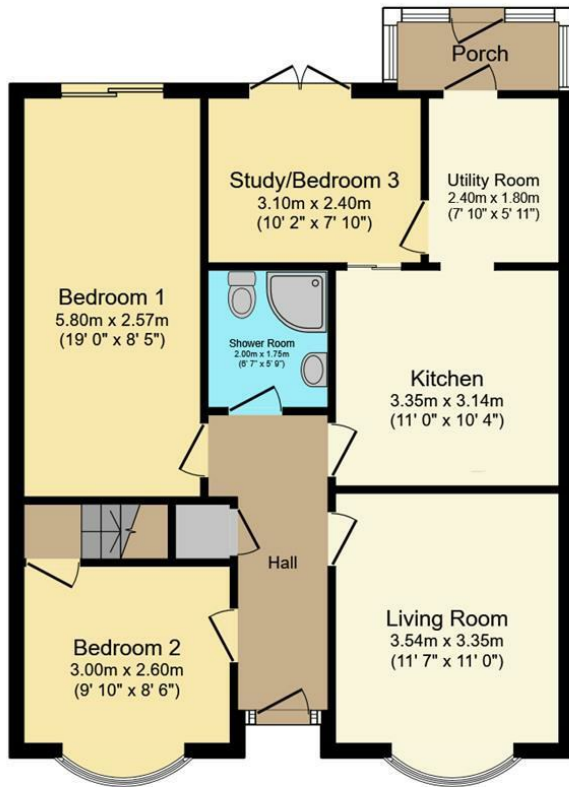
Front driveway, stone chipped front garden for low maintenance and side access gate to rear.

The rear garden is paved and fully enclosed plus has a rear store & lean to rear porch off the utility.

## Directions

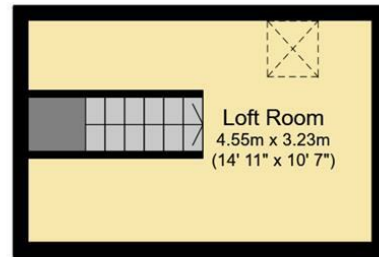
Proceed onto Wellington Road and head towards Prestatyn. At the crossroads turn right onto Tynewydd Road, go over the bridge and turn right onto Bridgegate Road then first right onto Bryn Avenue. This bungalow can be located on your right.





### Ground Floor

Floor area 76.2 m<sup>2</sup> (820 sq.ft.)



### First Floor

Floor area 16.2 m<sup>2</sup> (174 sq.ft.)

**TOTAL: 92.3 m<sup>2</sup> (994 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.