



**22b Avondale Drive, Rhyl, LL18 4EL**

**£335,000**

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**EPC - C79    Council Tax Band - New Build    Tenure - Freehold**

# Avondale Drive, Rhyl

## 4 Bedrooms - House

Built in 2024, this dormer bungalow is located within a private lane known as Avondale Drive. The accommodation offers a spacious entrance hallway with a feature turned staircase to the upper floor, ground floor modern bathroom, two ground floor bedrooms, master en-suite shower room and to the rear of the property is the open plan kitchen with central Island and open plan access to a good size lounge area with French doors to the rear garden. On the upper floor there is a modern shower room plus two further bedrooms, both having apex ceilings. Having all brand new fittings, gas central heating, double glazing, front parking, garage and rear sunny aspect garden. EPC - 79C. Freehold. Council tax to be confirmed soon.



### Accommodation

A composite front door opens into the hallway.

### Hallway

With laminate flooring, inset spotlights, radiator, under stairs storage and turned staircase off to the first floor accommodation.

### Open plan Kitchen/Living

19'9" (max) x 18'11" (max) (6.04 (max) x 5.79 (max))

Fitted with a range of modern, grey gloss, wall, drawer and base units with complementary worktop surfaces and up stands, single drainer sink with mixer tap, integrated fridge freezer, built in double oven, central island breakfast bar with drawer and base units, induction hob with extractor hood, laminate flooring and double glazed window to the side.



The lounge area has a continuation of the laminate flooring, TV connection, radiator, inset spotlights and double glazed french doors opening onto the rear garden.

### Bathroom

5'10" x 7'8" (1.80 x 2.35)

Comprising of a vanity wash hand basin, push button toilet, panelled bath with mixer shower, tiled splashbacks, heated towel rail, inset spotlights, extractor fan, vinyl flooring and double glazed window to the side.

### Bedroom 1

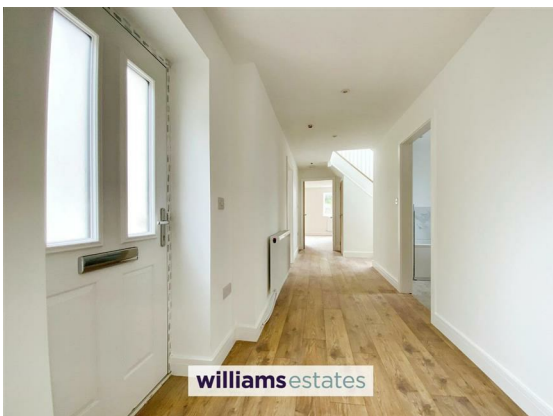
12'3" x 13'0" (3.75 x 3.98)

With inset spotlights, radiator and double glazed window to the front and door into the en suite.

### En Suite

5'6" x 5'11" (1.68 x 1.82)

Comprising of a vanity wash hand basin, push button toilet, fitted shower cubicle, heated towel rail and double glazed window to the side.



### Bedroom 2

11'7" x 8'7" (3.55 x 2.64)

Having radiator, inset spotlights and double glazed window to the front.

### Landing

With Velux window.

### Bedroom 3

15'5" x 14'7" (4.72 x 4.46)

Having inset spotlights, eaves storage, double glazed window to the rear and two Velux windows.

### Bedroom 4

14'7" x 7'8" (4.46 x 2.36)

With inset spotlights, radiator and double glazed window to the front.

### Shower room

5'8" x 6'11" (1.75 x 2.13)

Comprising of a vanity wash hand basin, push button toilet, shower enclosure, inset spotlights, vinyl flooring, heated towel rail and Velux window.

### Outside

The front will benefit off road parking which in turn leads to the garage. Side access to the rear.

The sunny aspect rear garden is enclosed by fencing .

### Garage

With up and over door, wall mounted boiler, mains power & lighting.

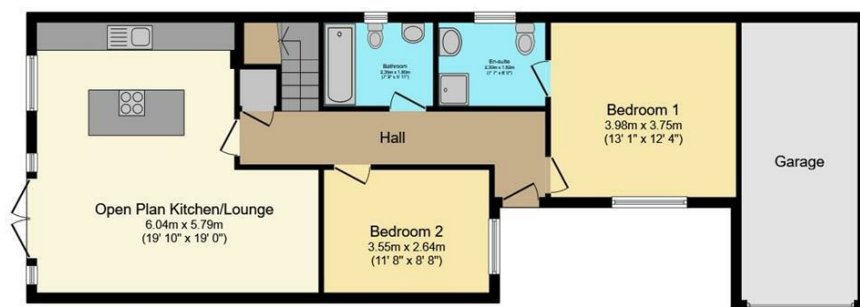
### Directions

Proceed onto Grange Road which leads onto Dyserth Road and continue in the direction of New Pines, on the left there is a private lane named Avondale Drive and this bungalow will be located on your left.

### Notes

This property is on a water meter





**Ground Floor**  
Floor area 91.0 m<sup>2</sup> (980 sq.ft.)

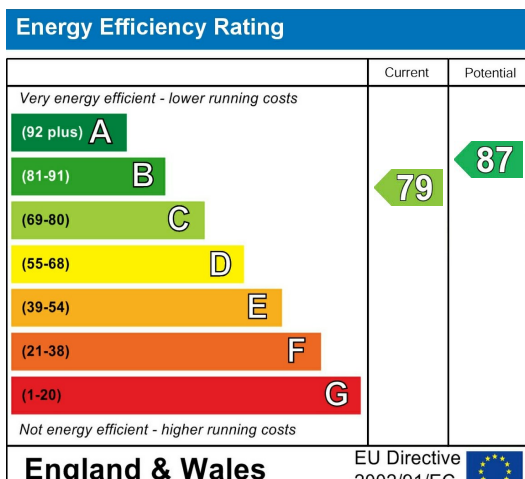


**First Floor**  
Floor area 44.9 m<sup>2</sup> (483 sq.ft.)

**TOTAL: 135.9 m<sup>2</sup> (1,463 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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.

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