



**10 Conwy Avenue, Rhuddlan, Rhyl, LL18  
5PW**

**£248,000**

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**EPC - D68 Council Tax Band - C Tenure - Freehold**

# Conwy Avenue, Rhyl

## 2 Bedrooms - Bungalow - Detached

Located within the Historic Rhuddlan Village, this well presented detached bungalow briefly affords the wide entrance hallway, spacious front lounge, kitchen diner, modern shower room plus two double size bedrooms. Having double glazing, gas central heating, driveway, garage, front garden plus a sunny aspect rear enclosed garden with a summer house. EPC is D68. Freehold. Council tax band is D.



### Accommodation

Via a double glazed front door opening into the hallway.

### Hallway

10'2" x 16'2" (3.11 x 4.95)

With radiator, loft access hatch and wall lights.

### Lounge

18'4" x 11'11" (5.59 x 3.64)

Having feature fire surround with inset gas fire, radiator, TV connection, wall lights, double glazed window to the side and double glazed picture window to the front.

### Shower Room

Comprising of a walk in shower with fixed shower screen, toilet, pedestal wash hand basin, fully tiled walls, extractor fan, heated towel rail, vinyl flooring, built in storage cupboard and double glazed window to the side.

### Bedroom 1

14'4" x 9'11" (4.39 x 3.04)

With fitted bedroom furniture, radiator and double glazed window to the rear.

### Bedroom 2

11'3" x 9'3" (3.43 x 2.84)

With radiator and double glazed window to the side.

### Kitchen Diner

8'11" x 19'9" (2.72 x 6.04)

Fitted with a range of wall, drawer and base units, worktop surfaces, tiled splash backs, single drainer sink with mixer tap, slot in gas cooker with extractor hood over, void for fridge freezer, plumbing for washing machine, wall mounted central heating boiler, vinyl flooring, radiators, corner double glazed window to the front and double glazed window and door to the rear.



## Outside

The front garden is laid to lawn with gravelled borders stocked with a variety of plants and shrubs, while a driveway provides off road parking and in turn leads to the garage.

Side access gate to the rear garden which is mainly laid to lawn with paved patio, ideal for al fresco dining, well stocked flower beds and summer house.

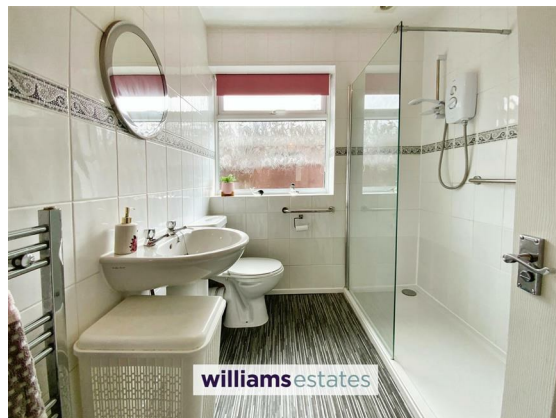
## Garage

19'6" x 10'0" (5.95 x 3.05)

With up and over door, power, water supply and window and door to the rear.

## Directions

Proceed onto Vale Road, which in turn leads onto Rhuddlan Road. Continue over the mini roundabouts and head towards Dyserth. Turn right onto Dyserth Road Rhuddlan, then first right onto Conway Avenue





### Floor Plan

Floor area 95.9 m<sup>2</sup> (1,032 sq.ft.)

TOTAL: 95.9 m<sup>2</sup> (1,032 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.