



**Waen Garth Llysfaen Avenue, Kinmel Bay, Rhyl, Denbighshire, LL18 5DP**

**£235,000**

 3  2  3  D

**EPC - D59**

**Council Tax Band - D**

**Tenure - Freehold**



# Llysfaen Avenue, Rhyl

## 3 Bedrooms - House

This spacious detached house is to be sold with no onward chain. The accommodation affords the entrance porch, wide entrance hallway, lounge, rear sitting room, dining room, kitchen, ground floor toilet & bathroom. On the upper floor there is the landing, family bathroom plus three bedrooms. Having double glazing, gas central heating, driveway that leads to a long detached garage plus additional side driveway, front garden plus a good size rear garden. EPC is tbc. Freehold. Council tax band D.



### Accommodation

Double glazed French door open into the entrance porch.

### Porch

6'7" x 3'5" (2.02 x 1.06 )

Having tiled flooring, double glazed windows and glazed door leading into the wide entrance hallway.

### Hallway

11'10" x 7'8" (3.61 x 2.36)

With stairs to the upper floor, open under stair area with lighting, radiator, open arch to the dining room plus access to the ground floor bathroom and separate toilet.

### Lounge

12'6" x 11'5" (3.82 x 3.49)

This front living room has a radiator, fire surround, wall lighting and double glazed bay window to the front.

### Sitting Room

14'4" x 11'8" (4.38 x 3.58)

This rear sitting room has a radiator, wall lighting, fire surround and double glazed bay window to the rear.

### Dining Room

11'9" x 7'4" (3.60 x 2.24)

With radiator, double glazed French doors that provide access to the rear garden and door to the kitchen.

### Kitchen

17'1" x 7'0" (5.23 x 2.14)

Fitted with white wall, base and drawer units, worktop surfaces, bowl and a half single drainer sink with mixer tap, plumbing for a dishwasher & washing machine, space for under counter fridge, built in oven, electric hob with extractor fan over, wall mounted boiler, tiled flooring, double glazed side & rear windows plus double glazed back door. Door to the ground floor bathroom.



### Bathroom

8'3" x 7'1" (2.52 x 2.18 )

Comprising of a coloured bath with shower over, pedestal wash hand basin, mirror, tiled flooring, radiator, wall tiles and double glazed side window. Door to the hall.

### Separate Toilet

With toilet, corner wall mounted wash hand basin, wall tiles and double glazed window.

### First Floor Landing

Having a radiator, loft access and double glaze side window.

### Bedroom 1

13'6" x 10'8" (4.13 x 3.26)

This double bedroom has a radiator, pedestal wash hand basin with mirror over and double glazed bay window overlooking the front.

### Bedroom 2

12'3" x 12'1" (3.74 x 3.69)

This double bedroom has a radiator, wash hand basin with mirror over and double glazed rear window.

### Bedroom 3

8'7" x 7'8" (2.63 x 2.34)

Having a radiator, pedestal wash hand basin with mirror over and double glazed front window.

### Family Bathroom

7'2" x 6'11" (2.19 x 2.12)

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower, tiled splash-backs, heated towel rail and two double glazed rear windows.

### Outside

Double gates provide access onto the left side driveway which in turn leads up to the detached garage. To the left of the house there is an additional driveway which leads to side double gates and easy access to the rear enclosed garden.

The rear offers a sunny back garden, being lawned and enclosed by fencing.

### Detached Garage

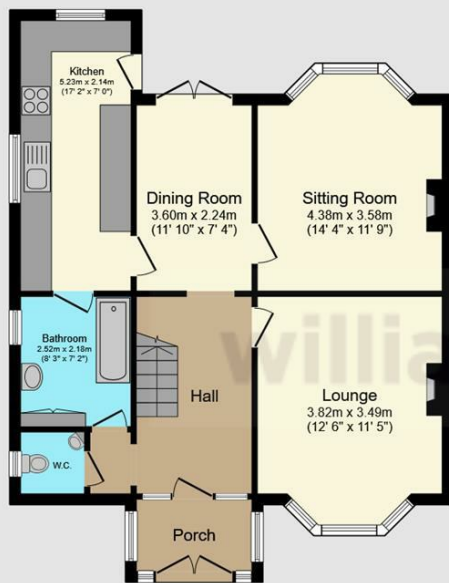
30'7" x 10'6" (9.33 x 3.22)

This longer than average garage has up and over entrance door, mains power, rear window and side door.

### Directions

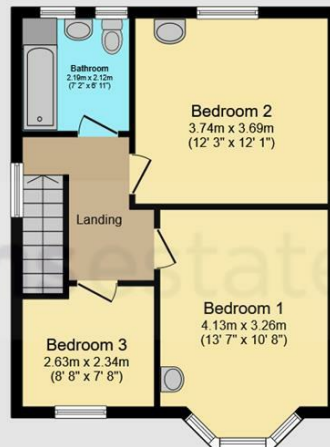
Proceed onto Wellington Road and head in the direction for Kinmel Bay. Go over the Foryd Bridge and after the crossroads turn left onto Llysfaen Avenue and continue over to the second half, this house can be located on your right.





### Ground Floor

Floor area 70.4 m<sup>2</sup> (758 sq.ft.)



### First Floor

Floor area 45.5 m<sup>2</sup> (489 sq.ft.)



### Garage

Floor area 30.0 m<sup>2</sup>  
(323 sq.ft.)

**TOTAL: 145.9 m<sup>2</sup> (1,570 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](http://www.Propertybox.io)

**williams**  
estates

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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

Call us on  
**01745 369444**

**Rhyl@williamsestates.com**

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.

**williams**estates