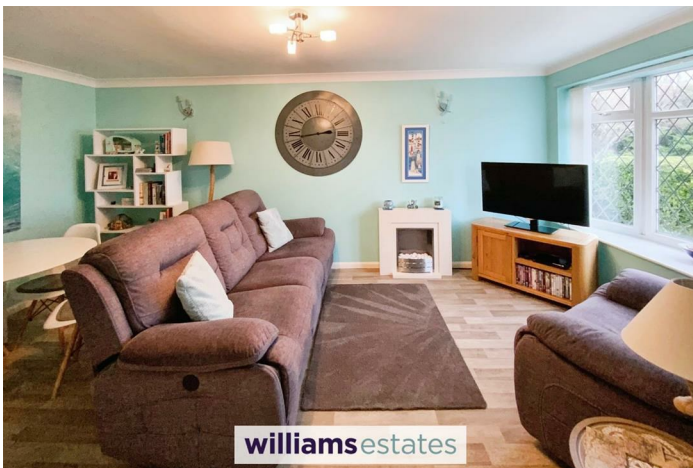




**49 Roland Avenue, Kinmel Bay, Rhyl,
LL18 5DN**

£210,000

 2  1  1  D

EPC - D63 Council Tax Band - C Tenure - Freehold

Roland Avenue, Rhyl

2 Bedrooms - Bungalow

Located within walking distance to the beach, Promenade and all local amenities are near by. The accommodation affords the open plan entrance hallway, modern white gloss fronted kitchen, side porch, front lounge with space to dine, modern shower room plus two double bedrooms. Having no onward chain, tastefully decorated, double glazing, gas central heating, alarmed, driveway, private rear enclosed garden with additional hidden garden plus rear store. EPC is 63 D. Freehold. Council tax band is C.



Accommodation

Double glazed front door giving access to the open plan hallway

Open plan hallway

Having vinyl flooring, wall lighting, radiator, loft hatch, doors to other rooms and open plan access to the modern kitchen

Kitchen

13'2" x 7'0" (4.03 x 2.15)

Fitted with white gloss wall, base and drawer units, worktop surfaces, bowl and a half single drainer sink with mixer tap, concealed boiler, built in oven, gas hob with extractor fan over, under unit lighting, space for a fridge freezer, vinyl flooring, double glazed front window and open access to the side porch.



Side porch

8'5" x 3'4" (2.58 x 1.04)

With matching base units, worktop, radiator, double glazed front window, tiled flooring and double glazed back door.

Lounge

17'0" x 11'3" (5.20 x 3.44)

Having a radiator, vinyl flooring, T.v connection, wall lights, space to dine, fire surround with electric fire plus double glazed half bay window to the front.

Bedroom 1

13'0" x 11'3" (3.97 x 3.43)

This double bedroom has vinyl flooring, radiator and double glazed rear window.

Bedroom 2

10'5" x 9'10" (3.19 x 3.00)

Another double bedroom, with vinyl flooring, radiator and double glazed back door with adjacent fixed window.

Shower Room

6'3" x 5'4" (1.93 x 1.64)

Comprising of a modern vanity wash hand basin, toilet and shower enclosure, wall tiles, extractor fan, heated towel rail, tiled flooring and double glazed window.



Outside

The low maintenance front garden offers off road parking on the driveway, paved with established shrubs. Side gate to the rear.

The rear garden offers a paved patio area for Al-Fresco dining, the main garden is lawned with flower beds, mature shrubs and to the back of the garden is a hidden garden with trees, gravelled and paved sitting area.

Store

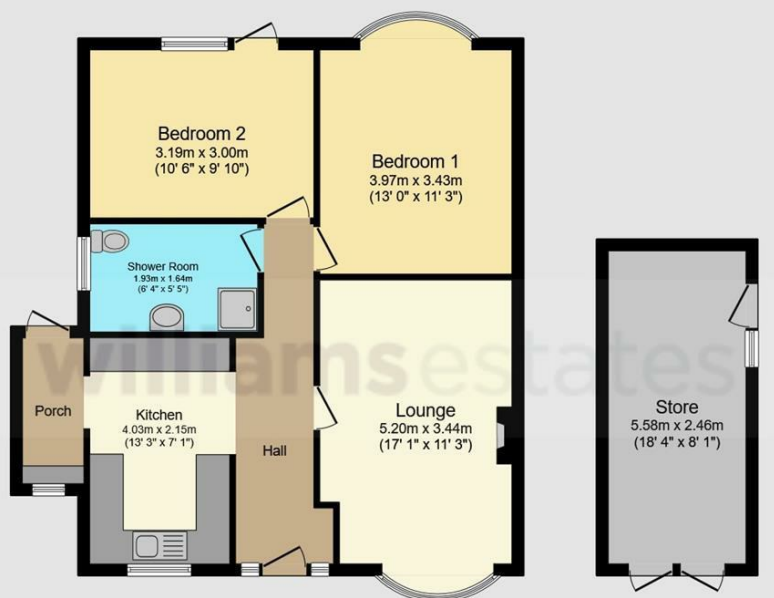
18'3" x 8'0" (5.58 x 2.46)

With two access doors, side door and side window.

Directions

Proceed onto Wellington Road and head in the direction of Kimmel Bay. Go over the Foryd Bridge and turn left onto Betws Avenue. At the end of this Road this bungalow can be seen straight ahead with the sand dunes behind.



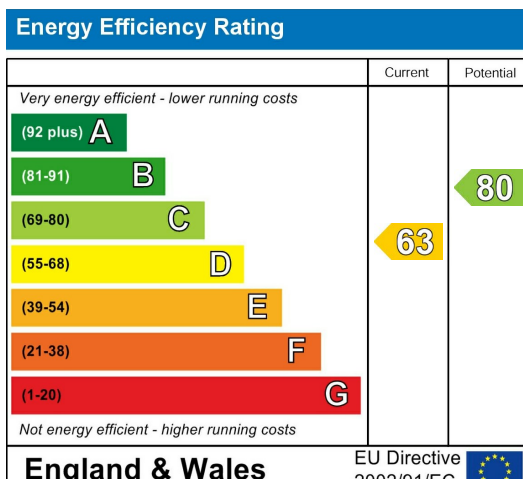


TOTAL: 87.5 m² (942 sq.ft.)

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

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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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