



**22 Princess Elizabeth Avenue, Rhyl,
LL18 4AP**

£170,000

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EPC - D60 Council Tax Band - C Tenure - Freehold

Princess Elizabeth Avenue, Rhyl

3 Bedrooms - House

This semi detached house is to be sold with no onward chain and the accommodation briefly affords the entrance hallway, front lounge, dining room with access to the conservatory, kitchen with archway to the extended kitchen with open plan conservatory. On the upper floor there is the landing, modern bathroom, three bedrooms plus stairs to a loft room. Having double glazing, gas central heating, block paved driveway and enclosed rear garden. Located close to local amenities, schools is only a short walk into Rhyl town centre. EPC is D60. Freehold. Council tax band C.



Accommodation

Modern composite front door giving access into the hallway

Entrance Hallway

Having laminate flooring, radiator, under stairs storage cupboard and stairs to the upper floor.

Front Lounge

11'5" x 11'11" (3.50 x 3.65)

With laminate flooring, radiator, plate shelf, dado rail and double glazed box bay window to the front.

Dining Room

13'5" x 11'5" (4.11 x 3.50)

This cozy room has laminate flooring, dado rail, radiator, fire surround and open access that leads into the rear conservatory.

Kitchen

9'5" x 6'11" (2.89 x 2.13)

Fitted with wall, base and drawer units, worktop surfaces, tiled splash-backs, five ring gas hob, eye level double oven, laminate flooring and brick archway with open access to the remaining kitchen and open plan conservatory.

Conservatory

18'8" x 12'3" (5.70 x 3.74)

Having kitchen area with fitted units, ceramic bowl and a half single drainer sink with mixer tap, worktop surfaces, tiled up-stands, void for American style fridge freezer with plumbing, integral dishwasher, plumbing for a washing machine, laminate flooring, two radiators, wall lights, double glazed windows plus double glazed French doors that provide access to the rear enclosed garden. Open plan access back into the dining room.

First Floor Landing

With side window and doors off



Bathroom

7'9" x 7'4" (2.37 x 2.26)

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower tap and shower over, glass shower screen, navy & white wall tiles, open shelving, wall mounted boiler, victorian heated towel radiator, vinyl flooring and side window.

Bedroom 1

13'5" x 10'0" (4.11 x 3.06)

This double bedroom has built in wardrobes, radiator, laminate flooring and double glazed rear window.

Bedroom 2

11'10" x 9'11" (3.61 x 3.03)

This room has a radiator, double glazed box bay window to the front and open tread stairs give access to the loft room.

Bedroom 3

8'9" x 8'3" (2.67 x 2.52)

Having a radiator and double glazed front window.

Loft Room

12'11" x 11'8" (3.96 x 3.56)

Accessed via the front bedroom this loft room offers a radiator, laminate flooring and velux roof window.

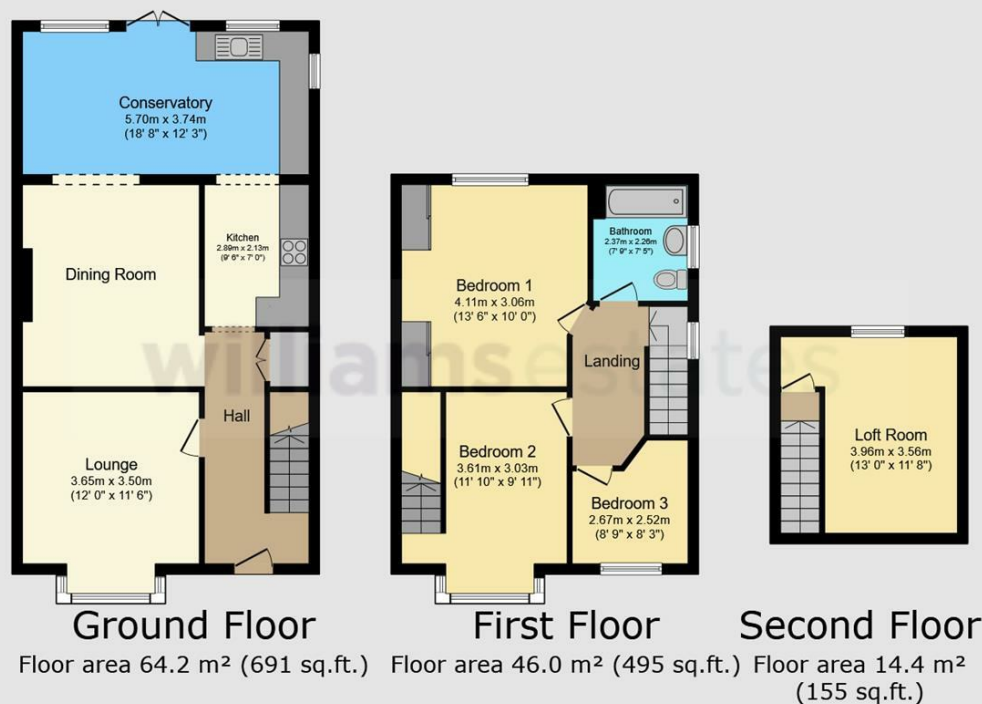
Outside

The front offers a block paved drive for two vehicles, sleepers with flower beds and to the side of the house is a timber gate giving access to the rear enclosed garden. The rear offers a paved patio, decked areas, fish pond and flower beds.

Directions

Proceed onto Grange Road that continues to Dyserth road. Turn left onto Clifton Park Road and take the second left turn into Princess Elizabeth Avenue. This house can be located at the end of this cul-de-sac.



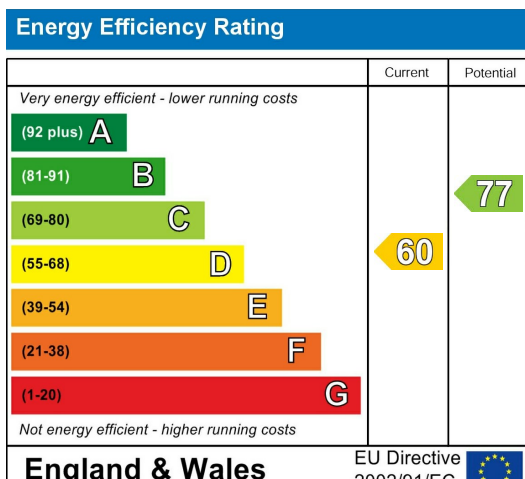


TOTAL: 124.6 m² (1,341 sq.ft.)

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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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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