



**14 Oaklea Court, Rhyl, LL18 4NP**

**£165,000**

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**EPC - D60    Council Tax Band - C    Tenure - Freehold**



# Oaklea Court, Rhyl

## 2 Bedrooms - Bungalow - Semi Detached

This semi detached bungalow is located within a cul-de-sac just off Pendre Avenue. The accommodation affords the entrance hallway, lounge with space to dine, inner hallway, kitchen, shower room, two bedrooms plus a conservatory off bedroom number two. Having double glazing, gas central heating, ample parking on the side driveway, garage, front garden and a good size rear garden. EPC is D60. Freehold. Council tax band C.



### Accommodation

Double glazed front door giving access into the hallway

### Hallway

With built in storage cupboards, radiator and glazed door leads into the lounge.

### Lounge

17'10" x 11'5" (5.46 x 3.49 )

Having a radiator, T.v connection, Fire surround with electric fire, space to dine, double glazed front window and glazed door gives access into the inner hallway.

### Inner Hallway

With loft hatch & doors off:

### Kitchen

10'4" x 8'10" (3.16 x 2.71)

Fitted with wall, base and drawer units, worktop surfaces, tiled walls, fridge freezer, gas cooker & washing machine to be included, built in storage cupboard housing the boiler, double glazed side window, radiator and double glazed side door.



### Shower Room

6'0" x 5'4" (1.84 x 1.64 )

Comprising of a corner fitted shower enclosure, built in toilet and vanity wash hand basin, under unit storage with worktop surface, fully tiled walls, radiator, tiled flooring and double glazed side window.

### Bedroom 1

14'2" x 9'0" (4.34 x 2.75 )

This double room has built in wardrobes, radiator and double glazed rear window.

### Bedroom 2

9'4" x 8'9" (2.85 x 2.69 )

This rear bedroom has a radiator and open access to the conservatory.

### Conservatory

9'2" x 7'10" (2.81 x 2.41)

Fully double glazed with fitted blinds and has a double glazed door which provides access to the rear garden.



## Outside

The front offers a long driveway that leads down the side of the bungalow and up to the detached garage. The main front garden offers a low maintenance garden area, being laid to gravel with central circular paving and surrounding flower beds.

The good size rear garden has a paved patio area, main lawn, gravelled beds and to the rear of the garage is a greenhouse plus a triangular shaped gravelled area.

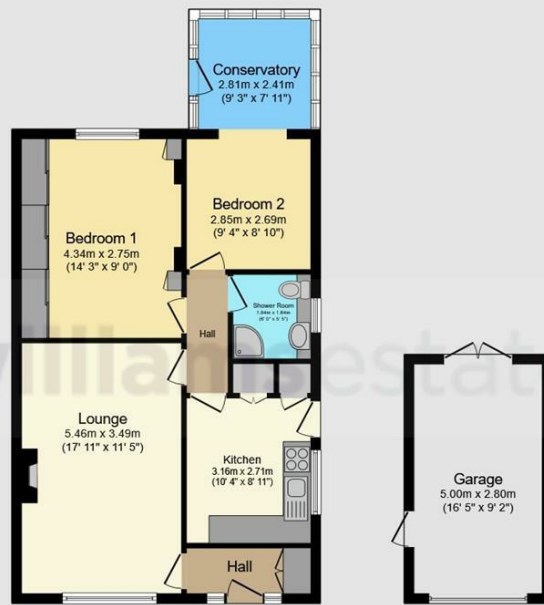
## Garage

Double opening doors, rear window & side door.

## Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Turn left onto Trellewelyn Road, right onto Pendre Avenue and left into Oaklea Court. This bungalow can be located in far left hand corner.





**Floor Plan**

**Garage**

Floor area 68.8 m<sup>2</sup> (740 sq.ft.) Floor area 14.0 m<sup>2</sup> (151 sq.ft.)

**TOTAL: 82.8 m<sup>2</sup> (891 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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.

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