



**2a Carlisle Avenue, Rhyl, LL18 3UD**

**£150,000**

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**EPC - D67    Council Tax Band - C    Tenure - Freehold**



# Carlisle Avenue, Rhyl

## 2 Bedrooms - Bungalow

This detached bungalow is to be sold with no onward chain and the accommodation affords the entrance porch, hallway, shower room & separate toilet, front lounge, dining room with access to the newly installed kitchen plus two bedrooms. Having double glazing, gas central heating, solar panels (not registered) driveway and enclosed rear garden that needs some attention. Located close to the beach and all other local amenities are near by. Contact our Rhyl branch to arrange a viewing on 01745 369 444. EPC is D67. Freehold. Council tax band C.



### Accommodation

Double glazed front door giving access into the entrance porch

### Entrance Porch

6'2" x 4'9" (1.88 x 1.45)

Having vinyl flooring, double glazed side windows and glazed door providing access into the hallway.

### Hallway

Having vinyl flooring, radiator, loft hatch and doors off.

### Separate Toilet

Comprising of a toilet, wall tiles, vinyl flooring and double glazed side window.

### Shower Room

Comprising of a wall hung wash hand basin, shower enclosure, wall tiles, radiator, vinyl flooring and double glazed side window.

### Lounge

13'10" x 13'5" (4.22 x 4.09 )

This living room has laminate flooring, radiator, fire surround, T.v connection, two diamond shaped side windows, double glazed bay window to the front.

### Dining Room

9'6" x 8'9" (2.91 x 2.68)

Having a radiator, two side windows, wall mounted boiler and two glazed doors that lead into the rear kitchen.

### Kitchen

8'5" x 6'11" (2.58 x 2.12)

Fitted with newly installed wall and base units, worktop surfaces, built in oven, electric hob, modern tile splashbacks, void for under counter fridge, single drainer sink with mixer tap, double glazed windows to two sides and double glazed back door.

### Bedroom 1

11'8" x 10'0" (3.57 x 3.05 )

Located at the rear of the bungalow, this double room has a pedestal wash hand basin with splashback, radiator and double glazed rear window.



## Bedroom 2

9'0" x 7'1" (2.76 x 2.17 )

Having a radiator, built in storage cupboard and double glazed side window.

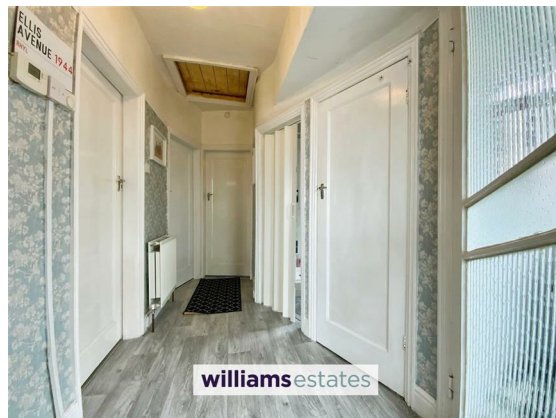
## Outside

Double gates give access onto the front driveway, timber side gate allows access to the rear garden.

The rear garden needs some attention and is fully enclosed with older garage & timber store.

## Directions

Proceed onto Wellington Road and head in the direction for Prestatyn. At the crossroads turn left onto Tynwydd Road then second right onto Carlisle Avenue. This bungalow can be located on your left hand side.





Floor Plan

Floor area 72.1 sq.m. (776 sq.ft.)

Total floor area: 72.1 sq.m. (776 sq.ft.)

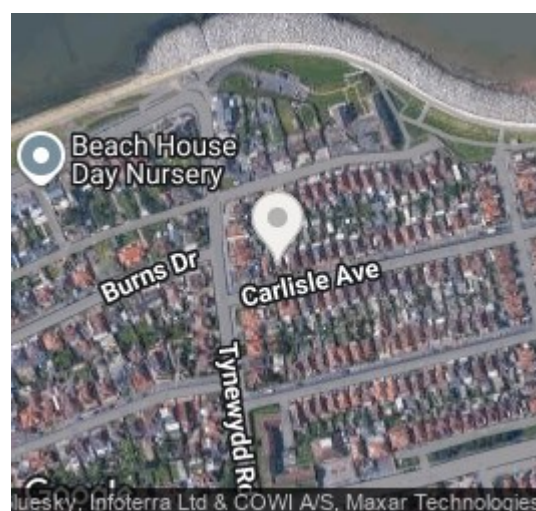
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	



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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