



**77 Pen Y Maes Avenue, Rhyl,
Denbighshire, LL18 4ED**

£160,000

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EPC - D61 Council Tax Band - C Tenure - Freehold

Pen Y Maes Avenue, Rhyl

3 Bedrooms - House - Semi-Detached

This semi detached house will require some modernising and the accommodation affords the entrance porch, hallway, lounge, dining room with access to the galley kitchen which has access to a rear sun room. On the upper floor there is the landing, shower room plus three bedrooms. Having double glazing, gas central heating, driveway, carport and a recently landscaped back garden which is a perfect sun trap with patio area for Al-Fresco dining. Also, this property has a rear detached garage which offers perfect storage. EPC is 61 D. Freehold. Council tax band C. To arrange a viewing, call our Rhyl Branch on 01745 369 444.



Accommodation

Double glazed front door giving access into the entrance porch.

Entrance Porch

5'11" x 3'6" (1.81 x 1.08)

With front windows and double glazed door that leads into the hallway.

Hallway

With laminate flooring, radiator, stairs to the upper floor and double doors give access to the lounge.

Lounge

15'5" x 11'0" (4.71 x 3.36)

Having a radiator, under stairs storage cupboard, slate fire surround with shelving, gas fire, T.v connection, wall lighting, double glazed bay window to the front. Door to the dining room.

Dining Room

8'10" x 8'5" (2.71 x 2.57)

With radiator, laminate flooring, rear window and access to the galley kitchen

Kitchen

8'5" x 6'10" (2.57 x 2.10)

Fitted with wall, base and drawer units, worktops, bowl and a half single drainer sink with mixer tap, tiled splashbacks, space for under counter fridge & freezer, wall mounted boiler, void for a slot in gas cooker, radiator, laminate flooring and door to the rear sun room.

Sun Room

11'8" x 10'2" (3.58 x 3.10)

Timber frame with windows to three sides, plumbing for the washing machine and back door.

Landing

Double glazed side window, loft hatch and built in storage cupboard over the stairs.



Shower Room

5'10" x 5'4" (1.79 x 1.65)

Comprising of a modern built in vanity wash hand basin & toilet, shower enclosure, wall tiles, shaver socket, wall light, radiator, laminate flooring and double glazed rear window.

Bedroom 1

13'11" x 8'5" (4.26 x 2.58)

Having a radiator and double glazed front window.

Bedroom 2

10'2" x 8'5" (3.12 x 2.59)

Having a radiator and double glazed rear window.

Bedroom 3

9'7" x 5'10" (2.93 x 1.79)

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

Outside

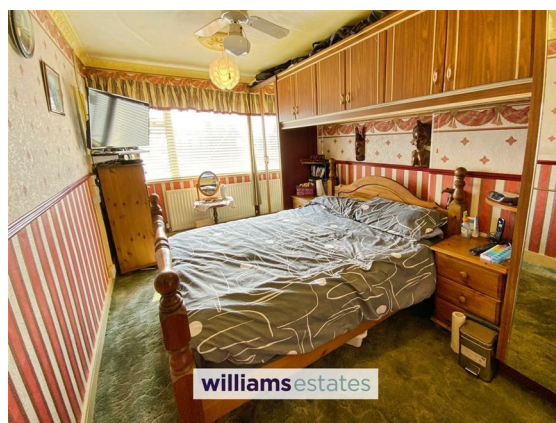
Double gates give access onto the front driveway which leads to the side carport and timber gate leads to the back garden.

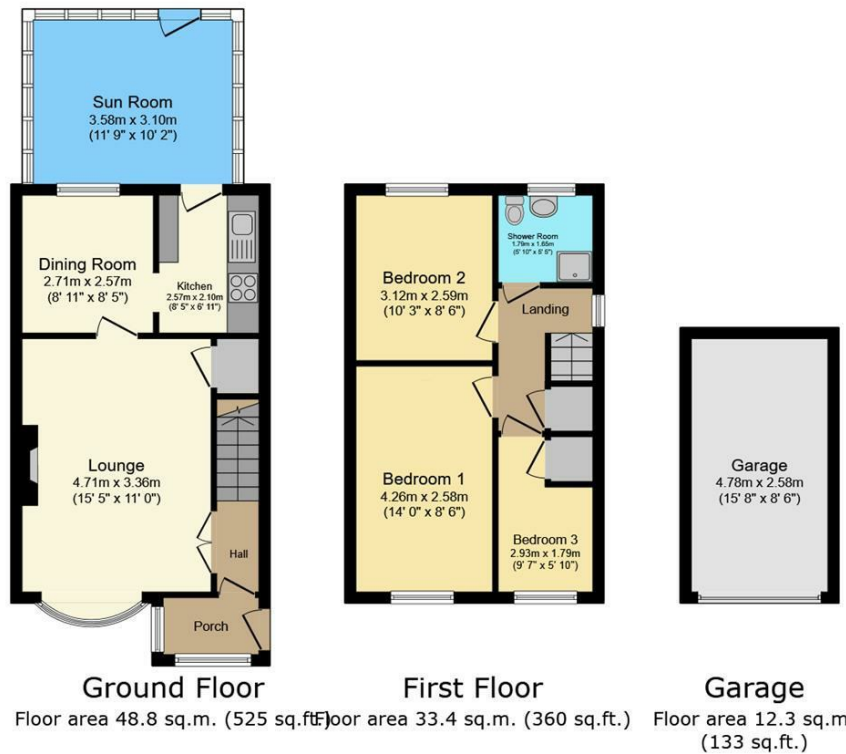
The rear garden has recently been landscaped offering a paved patio area for Al-Fresco dining, artificial lawn with the remaining garden laid with decorative gravel.

For your added benefit, there is a detached garage - perfect for storage.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Turn left onto Trellewelyn Road, go past the school & shops. At the mini roundabout turn left onto Pen Y Maes Avenue and this house can be located on your left hand side.



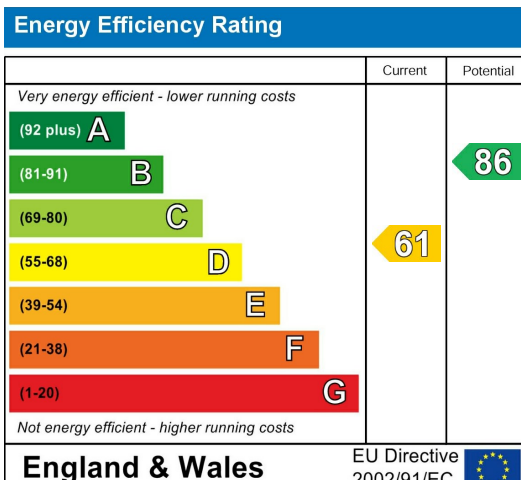


Total floor area: 94.5 sq.m. (1,017 sq.ft.)

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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Call us on
01745 369444

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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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