

# williams estates



**42 Lake Avenue, Rhyl, LL18 1HY**

**£189,950**

 3  1  2  C

**EPC - C69    Council Tax Band - C    Tenure - Freehold**



# Lake Avenue, Rhyl

## 3 Bedrooms - House - Semi-Detached

This well presented semi detached house is close to Rhyl beach and all local amenities are near by. The accommodation affords the entrance hallway, lounge with log burner, open plan kitchen diner with access to the rear enclosed garden plus handy utility with separate toilet. On the upper floor there is the landing, three bedrooms plus a luxury family bathroom. Having double glazing, gas central heating, front driveway, rear store & hobby room plus enclosed sunny aspect back garden. EPC rating 69C. Freehold. Council tax C .



### Accommodation

Timber glazed front door giving access into the hallway

### Entrance Hallway

Having laminate flooring, staircase to the upper floor and radiator.

### Lounge

15'10" x 13'11" (4.85 x 4.25)

This living room has laminate flooring, radiator, picture rail, double glazed bay window to the front and log burner set into the chimney.

### Open Plan Kitchen Diner

22'4" x 12'7" (6.83 x 3.84 )

Fitted with wall, base and drawer units, wooden worktop surfaces, tiled up-stands, ceramic single drainer sink with hose mixer tap, double glazed side window, integral dishwasher, space & plumbing for American style fridge freezer, void for a slot in Range cooker with extractor fan, under stairs storage cupboard that houses the boiler, vinyl flooring and to the dining area there is space to dine, radiator, picture rail, log burner set into the chimney and double glazed French doors that provide access to the enclosed paved patio. Door to the utility room.



### Utility Room

7'3" x 6'4" (2.23 x 1.95)

Having plumbing for a washing machine, space for a tumble dryer, double glazed rear window, side door plus access to the ground floor toilet.

### Ground Floor Toilet

### First Floor Landing

Having a loft hatch

### Luxury Bathroom

9'9" x 6'2" (2.99m x 1.90m)

This impressive family bathroom comprises of a pedestal wash hand basin, wall tiles, toilet, Victorian Oval bath with Claw feet & mixer shower, corner fitted shower enclosure with modern wood effect wall panelling, vinyl flooring, heated towel rail, extractor fan, spot lighting and two double glazed rear windows.



### Bedroom 1

15'11" x 13'10" (4.87 x 4.23)

Having a radiator, picture rail, decorative fire surround and double glazed bay window to the front.

### Bedroom 2

12'11" x 12'3" (3.95 x 3.74 )

Having a radiator, picture rial, decorative fire surround and double glazed rear window.

### Bedroom 3

7'11" x 7'11" (2.42 x 2.42)

Having a radiator and double glazed front window.

### Outside

The front offers off road parking with timber side gate that gives access to the rear.

The rear garden offers a sunny aspect paved patio, perfect for Al-Fresco dining, enclosed by fencing plus a brick faced rear wall with Bamboo plants in front.

Cellar door for easy access.

Timber clad store & rear hobby room.

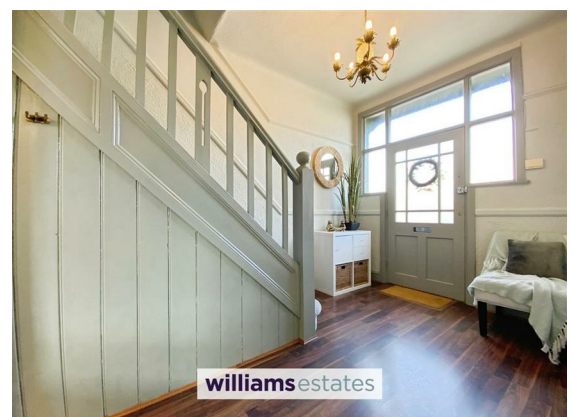
### Timber Store

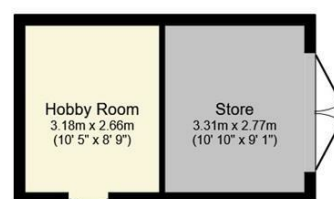
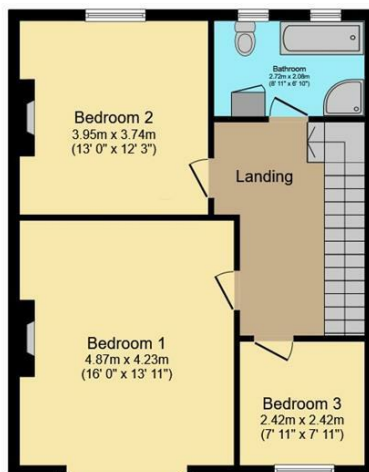
The store room measures 3.31 x 2.77

To the rear of the store is a hobby room that measures 3.18 x 2.66

### Directions

Proceed onto Wellington Road and head in the direction for Kinmel Bay. Turn right onto Lake Avenue and this house can be located on your left.





Total floor area: 148.6 sq.m. (1,599 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>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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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