

williams estates



5 Ellis Avenue, Rhyl, LL18 1DN

£150,000

3 1 2 C

EPC - C74 Council Tax Band - B Tenure - Freehold

Ellis Avenue, Rhyl

3 Bedrooms - House - Semi-Detached

This delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office. The house features a modern kitchen and bathroom with separate toilet, ensuring convenience for all residents. The layout is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout. For those with vehicles, the property includes rear off road parking, adding to the convenience of daily life. The location on Ellis Avenue is ideal, offering a peaceful residential setting while still being within easy reach of local amenities, schools, and the beautiful coastline that Rhyl is known for. This semi-detached house is not just a property; it is a place where memories can be made. EPC is tbc. Freehold. Council tax B.



Accommodation

Double glazed front door giving access into the porch.

Entrance Porch

With double glazed windows, tiled flooring and uPVC door leading into the hallway.

Hallway

With laminate flooring, built in meter cupboard, stairs to the upper floor, radiator and under stairs storage cupboard.

Lounge

12'7" x 11'10" (3.86 x 3.61)

Having a radiator, T.v connection, laminate flooring, fire surround with living flame gas fire and double glazed front window.

Kitchen

11'5" x 6'7" (3.49 x 2.03)

Fitted with cream fronted wall, base and drawer units, worktop surfaces, tiled splashbacks, single drainer sink with mixer tap, plumbing for a washing machine, integral under counter fridge & freezer, built in double oven, gas hob with extractor fan over, concealed boiler, tiled flooring, double glazed rear window and double glazed back door. Door to the dining room.

Dining Room

11'10" x 11'3" (3.61 x 3.45)

Having laminate flooring, radiator, built in storage cupboards, wall hung electric fire and double glazed sliding doors which provide access to the rear garden.

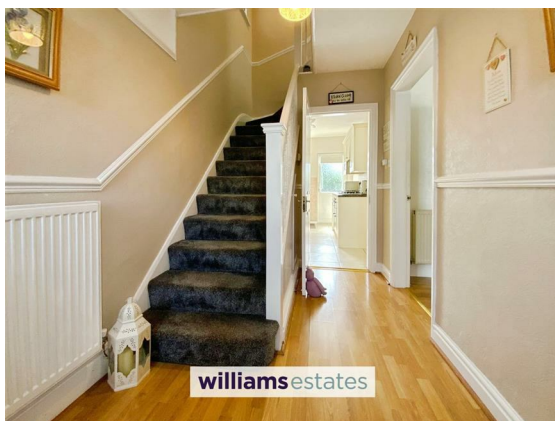
First Floor Landing

Double glazed side window, ceiling air flow fan and loft hatch

Bedroom 1

11'10" x 10'1" (3.62 x 3.09)

This double bedroom has a radiator, built in wardrobes with central dressing table plus double glazed rear window.



Bedroom 2

10'11" x 9'8" (3.33 x 2.95)

This bedroom has a radiator, built in wardrobes and double glazed front window.

Bedroom 3

8'9" x 6'11" (2.67 x 2.11)

Having a radiator, laminate flooring and double glazed front window.

Bathroom

6'11" x 5'6" (2.13 x 1.69)

Comprising of a pedestal wash hand basin, corner storage cupboard, corner fitted bath, shower enclosure, wall tiles, vinyl flooring, double glazed rear window and radiator.

Separate Toilet

3'8" x 2'5" (1.12 x 0.76)

Having wall tiles, push button toilet, vinyl flooring and double glazed side window.

Outside

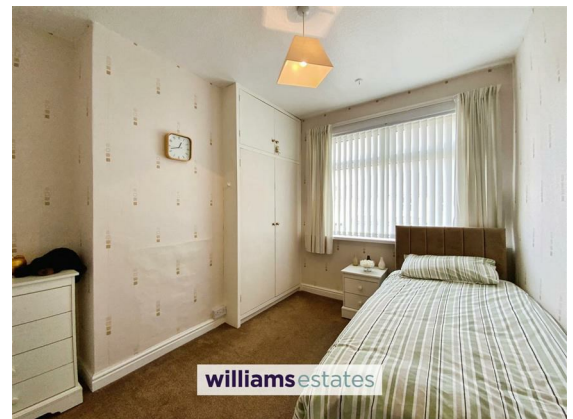
Enclosed paved front garden.

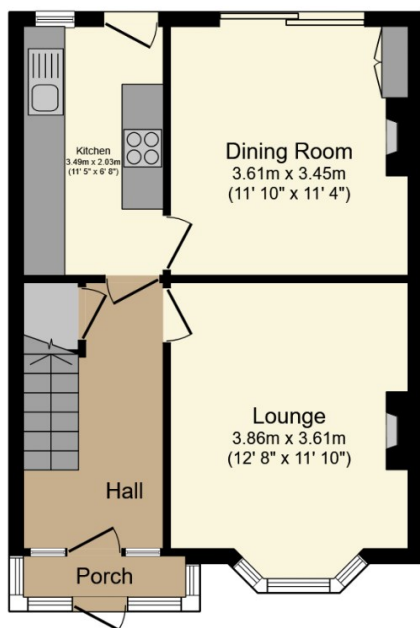
The sunny aspect back garden offers a good size patio, perfect for Al-Fresco dining, golden gravelled areas plus hardstanding area that is access via the rear lane with additional parking near the back gate.

Purpose built storage shed as well as having a timber shed.

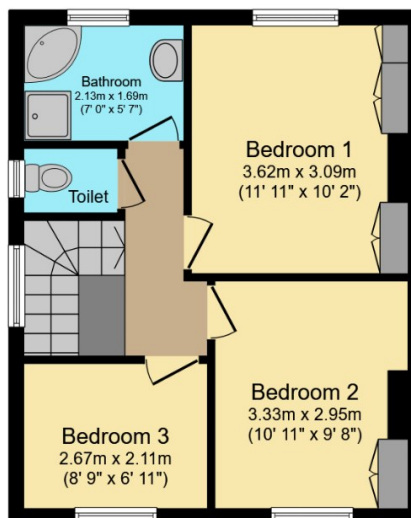
Directions

Proceed onto Kinmel Street, turning left onto West Kinmel Street. At the end of this Road turn right onto Ffynnonogow Road then second left onto Garnett Avenue that leads onto Ellis Avenue. This house can be located on your left hand side.





Ground Floor
Floor area 44.5 sq.m. (479 sq.ft.)



First Floor
Floor area 39.1 sq.m. (421 sq.ft.)

Total floor area: 83.7 sq.m. (900 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

williams
estates

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) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

williamsestates

Call us on
01745 369444
Rhyl@williamsestates.com