



1 Eleri Close, Rhyl, Denbighshire, LL18 2LJ

£180,000

 2  1  1  C

EPC - C69 Council Tax Band - C Tenure - Freehold

Eleri Close, Rhyl

2 Bedrooms - Bungalow - Semi Detached

Semi Detached Bungalow - Having accommodation that briefly affords the entrance porch, hallway, living room, kitchen with space for a small table, recently refurbished shower room and two double bedrooms. Having gas central heating, double glazing, open plan front garden with side driveway which leads to the detached garage and enclosed rear garden. The EPC is C69. Freehold. Council tax band C.



Accommodation

Double glazed front door giving access into the porch

Porch

With laminate flooring and glazed door to the hallway

Hallway

Having laminate flooring, radiator and loft hatch.

Lounge

16'11" x 11'3" (5.16 x 3.43)

This spacious room has laminate flooring, radiators, T.v & satellite connection, space for dining and a double glazed front window.

Kitchen

11'9" x 8'7" (3.58 x 2.62)

Fitted with wall, base & drawer units, worktop surfaces, single drainer sink with mixer tap, wall tiling, plumbing for a washing machine, space for a slot in fridge, built in oven, gas hob with extractor fan over, wall mounted boiler, laminate flooring, double glazed rear window & door.

Bedroom 1

12'7" x 11'3" (3.84 x 3.43 (3.83 x 3.44))

Having laminate flooring, TV connection, radiator and double glazed rear window.

Bedroom 2

10'8" x 9'8" (3.25 x 2.95)

With laminate flooring, TV connection, radiator and double glazed windows to the front & side.

Shower Room

8'2" x 6'3" (2.49 x 1.91)

Recently been upgraded, comprising of a pedestal wash hand basin, toilet, easy access shower with fixed shower screen, fully tiled walls, vinyl flooring, shaver socket, heated towel rail, built in airing cupboard and double glazed side window.



Outside

Open plan front garden with lawn, long driveway that leads to the garage.

The rear is fully enclosed and has a good size lawn, paved patio area, flower beds, mature plants & trees plus at the rear of the garage there is a gravelled area perfect for enjoying a quiet drink at the end of the day.

Directions

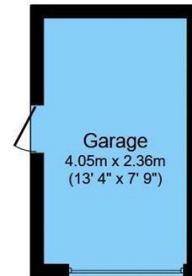
Proceed onto Rhuddlan Road and turn right onto St Margarets Drive, right onto Ronaldsway then left into Eleri Close.





First Floor

Floor area 64.6 sq.m. (696 sq.ft.) approx



Garage

Floor area 9.6 sq.m. (103 sq.ft.) approx

Total floor area 74.2 sq.m. (799 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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		88
(69-80) C	69	
(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