



14 Ridgeway Avenue, Rhyl, LL18 3UG

£179,995

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EPC - C69 Council Tax Band - C Tenure - Freehold

Ridgeway Avenue, Rhyl

2 Bedrooms - Bungalow

This detached bungalow offers a perfect blend of comfort and convenience. Built in around 1930, the property offers two bedrooms, perfect for those seeking a peaceful retreat. The inviting reception room serves as a welcoming space for relaxation and entertaining, allowing for a warm atmosphere to enjoy with family and friends. The bungalow features a modern kitchen and shower room with separate toilet, ensuring that all your daily needs are met with ease. One of the standout features of this property is the off road parking, providing added convenience in this lovely residential area. The location on Ridgeway Avenue offers a tranquil setting while still being within easy reach of the beach, local amenities, parks, and the beautiful walks along the coastline that Rhyl is known for. This bungalow presents an excellent opportunity for those looking to settle in a friendly community, with the practicality of modern living. Whether you are a first-time buyer or seeking to downsize, this property is sure to impress. EPC is 69C. Freehold. Council tax band C.



Accommodation

Double glazed door giving access into the hallway

Entrance Hallway

Having a built in meter cupboard, wall lighting, radiator, double glazed side window and loft hatch with pull down ladder.

Lounge

13'5" x 13'3" (4.09 x 4.06)

Having a radiator, T.v connection, modern wall hung electric fire, wall lighting and double glazed bay window looking over the front.

Modern Kitchen

10'0" x 8'1" (3.05 x 2.47)

Fitted with white gloss fronted wall, base and drawer units, single drainer sink, worktop surfaces, tiled splashbacks, built in oven, electric hob with extractor fan over, void for fridge freezer, plumbing for a washing machine, vinyl flooring, wall mounted boiler, double glazed window and side door.

Shower Room

6'1" x 5'7" (1.86 x 1.71)

Comprising of a pedestal wash hand basin, corner shower enclosure with clear glass screen and double opening doors, fully tiled walls, vinyl flooring, radiator, extractor fan and double glazed side window.

Separate Toilet

4'6" x 2'5" (1.39 x 0.74)

Having half tiled walls, radiator, vinyl flooring, toilet and double glazed side window.

Bedroom 1

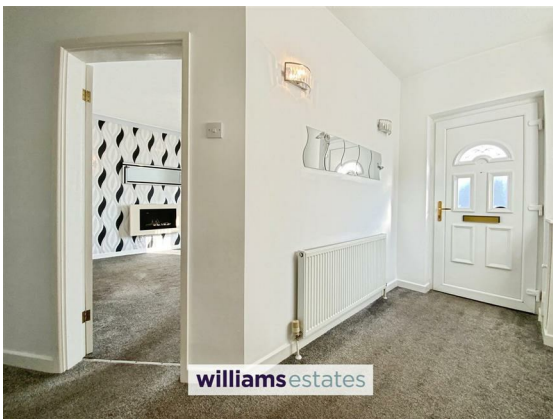
13'8" x 10'5" (4.19 x 3.20)

This master bedroom has a radiator and double glazed window looking towards the back garden.

Bedroom 2

12'7" x 8'2" (3.85 x 2.51)

Having a radiator and double glazed window.



Outside

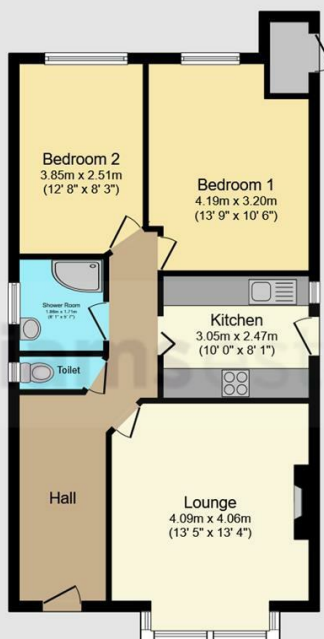
Double gates allow access onto the driveway, timber side gates give access to the rear garden. The main front garden is low maintenance.

The rear garden has a good size lawn, timber storage sheds plus a lean to garden room / potting shed.

Directions

Proceed onto Wellington Road and head in the direction for Prestatyn. At the Tynewydd Crossroads turn left then first right onto Knowles Avenue. Continue to the end and go straight onto Ridgeway Avenue. This bungalow can be located on your left hand side.





Floor Plan
Floor area 65.8 sq.m. (708 sq.ft.)

Total floor area: 65.8 sq.m. (708 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) A		
(81-91) B		
(69-80) C	69	77
(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.

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