



55 Viola Avenue, Rhyl, LL18 2NF

£185,000

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EPC - D60

Council Tax Band - C

Tenure - Freehold

Viola Avenue, Rhyl

3 Bedrooms - Bungalow - Detached

This delightful detached bungalow offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The bungalow features a kitchen and modern shower room with separate toilet, ensuring that all your daily needs are met with ease. The property also benefits from a spacious detached garage plus off road parking, adding to the convenience of this lovely home. Set in a desirable location, this bungalow is close to local amenities, making it easy to access shops, schools, and recreational facilities. Whether you are looking to settle down in a tranquil area or seeking a holiday home by the coast, this property presents an excellent opportunity. EPC is 60D. Freehold. Council tax C.



Accommodation

Double glazed front door giving access into the entrance hallway.

Entrance Hallway

With radiator, double glazed windows and door to the lounge.

Lounge

17'1" x 11'4" (5.23 x 3.46)

This spacious front lounge has a radiator, T.v connection, fire surround with electric fire, two diamond shaped side windows plus double glazed front window. Door to the inner hall.

Inner Hall

With loft access hatch.

Kitchen

11'9" x 8'7" (3.60 x 2.63)

Fitted with wall, base and drawer units, worktop surfaces, electric hob, double built in oven, void for upright fridge freezer, plumbing for a washing machine, single drainer sink, wall tiles, wood flooring, double glazed side window, double glazed side door and door to a handy store with double glazed side window.

Shower Room

5'7" x 5'5" (1.71 x 1.66)

Comprising of a modern vanity wash hand basin, walk in shower with clear glass shower screen, modern wall tiles, tiled flooring, heated towel rail and double glazed side window.

Separate Toilet

5'7" x 2'6" (1.71 x 0.77)

With push button toilet, double glazed side window, fully tiled walls & flooring.

Bedroom 1

12'11" x 9'2" (3.94 x 2.81)

Having a radiator, built in modern wardrobes and double glazed tilt and slide patio doors.



Bedroom 2

9'11" x 8'8" (3.04 x 2.66)

This bedroom has a radiator and double glazed rear window.

Bedroom 3

11'3" x 6'6" (3.45 x 1.99)

Having built in storage cupboards that houses the boiler, radiator plus double glazed side window.

Outside

Double gates give access onto the block paved driveway that leads down the side of the bungalow and upto a detached garage. The main front garden is lawned with surrounding flower beds.

The sunny aspect back garden is lawned with surrounding flower beds and timber storage shed.

Detached Garage

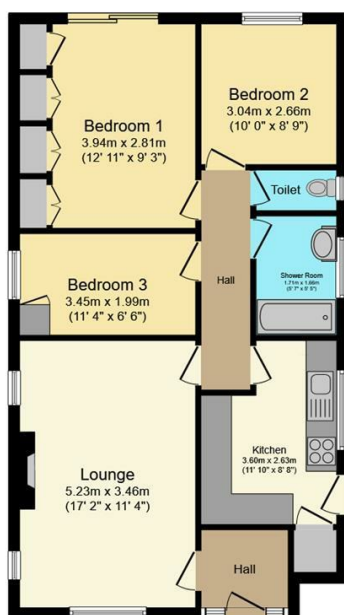
22'8" x 10'5" (6.92 x 3.19)

This spacious garage has up & over door, side window and side door.

Directions

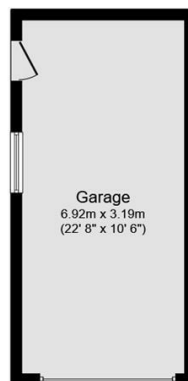
Proceed onto Vale Road that leads onto Rhuddlan Road. Go past the petrol station and turn right onto Pen Y Cefndy Road. Third left onto Viola Avenue and follow this road to the end. This bungalow can be located on your right.





Floor Plan

Floor area 70.3 sq.m. (756 sq.ft.)



Garage

Floor area 22.1 sq.m. (238 sq.ft.)

Total floor area: 92.3 sq.m. (994 sq.ft.)

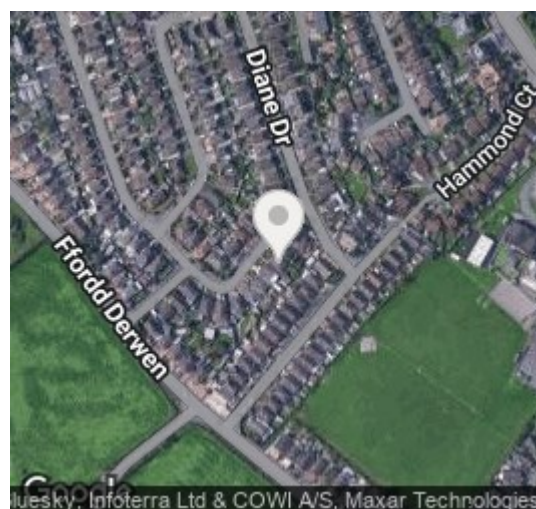
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73
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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