



14 Thornley Avenue, Rhyl, LL18 4HR

£160,000

3 1 2 D

EPC - D65 Council Tax Band - C Tenure - Freehold

Thornley Avenue, Rhyl

3 Bedrooms - House

This semi detached house presents an excellent opportunity for families and professionals alike. With 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 entertaining guests or enjoying quiet family time plus kitchen with access to a rear lobby, store & toilet facility. The house has bathroom and separate toilet, ensuring convenience for all residents. Additionally, the property includes a lawned back garden plus offers parking, a valuable asset in this bustling area. Rhyl is known for its excellent transport links along with access to all local amenities, including shops, schools, and parks, are within close proximity, enhancing the appeal of this lovely home. EPC rating is D65. Freehold. Council tax band is C. For viewings, contact our Rhyl team on 01745 369 444.



Accommodation

Double glazed front door giving access into the hallway

Hallway

With radiator, stairs to the upper floor plus under stairs storage cupboard.

Lounge

13'11" x 11'10" (4.26 x 3.61)

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

Dining Room

10'9" x 10'6" (3.28 x 3.22)

Having a radiator and double glazed rear window.

Kitchen

10'9" x 7'9" (3.29 x 2.37)

Fitted with wall, base and drawer units, worktops, void for a slot in gas cooker, single drainer sink, wall tiles, plumbing for a washing machine, space for under counter fridge, vinyl flooring, double glazed side window and double glazed door to rear lobby.

Lobby

With double glazed side window, double glazed back door, storage plus access to a ground floor toilet facility.

Ground floor toilet

Comprising a toilet and side window.

First Floor Landing

With loft access and double glazed side window.

Bedroom 1

12'7" x 8'7" (3.84 x 2.64)

Having a radiator, built in sliding wardrobes and double glazed front window.

Bedroom 2

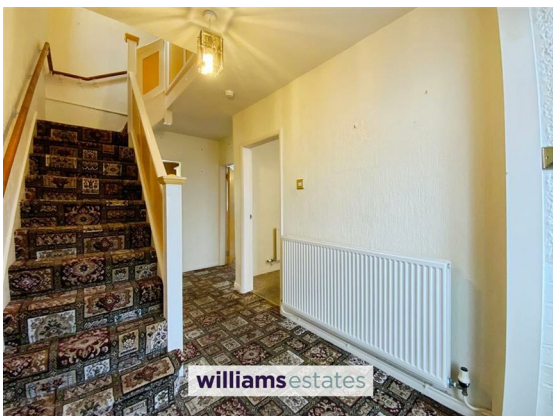
10'10" x 10'8" (3.32 x 3.27)

With radiator, shelving and double glazed rear window.

Bedroom 3

7'10" x 7'11" (2.39 x 2.42)

Having a radiator and double glazed front window.



Bathroom

7'5" x 4'9" (2.28 x 1.46)

Comprising of a pedestal wash hand basin, bath with shower over, wall tiles, radiator, built in storage cupboard housing the boiler, vinyl flooring and double glazed side window.

Separate Toilet

Comprising a toilet, vinyl flooring and double glazed side window.

Outside

Double gates open onto a block driveway providing off road parking. Side gate to the rear garden.

The rear garden is mainly lawned with patio areas, timber store and flower beds.

Access to an attached store room.

Store Room

7'4" x 6'0" (2.26 x 1.84)

Handy store room with side window.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. After the petrol station turn second left onto Trellewelyn Road. Follow this Road past the School and turn left onto Thornley Avenue, this house can be located on your left on the bend.





Ground Floor
 Floor area 55.4 sq.m. (596 sq.ft.)

First Floor
 Floor area 43.5 sq.m. (469 sq.ft.)

Total floor area: 98.9 sq.m. (1,065 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		76
(55-68) D	65	
(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