williams estates

6 Rees Avenue, Rhyl, LL18 3SE

£185,000

2 1 3

EPC - null **Council Tax Band - C** **Tenure - Freehold**

Rees Avenue, Rhyl
2 Bedrooms - Bungalow

Located just off Lynton Walk, this detached bungalow requires some modernising and the accommodation affords the entrance hall, lounge with open access to the dining room, kitchen, inner hall, shower room, two bedrooms plus a sun room off the second bedroom. Having double glazing, gas central heating, driveway, garage with electric door and the rear offers a sunny aspect back garden. EPC is tbc. Freehold. Council tax band C.

Accommodation
Double glazed front door giving access into the hallway

Hallway
7'4" x 5'6" (2.26 x 1.69)
With laminate flooring, radiator, meter and door to the lounge

Lounge
14'10" x 12'5" (4.54 x 3.79)
Having a radiator, T.v connection, gas fire, double glazed picture window to the front and open plan access to the dining room.

Dining Room
8'10" x 10'5" (2.70 x 3.20)
Having a high side window, radiator, door to the inner hallway and glazed door with adjacent glass panel to the kitchen.

Kitchen
13'4" x 8'4" (4.08 x 2.55)
Fitted with wall, base and drawer units, tiled worktop surfaces, double drainer sink with mixer tap, tiled splashbacks, cupboard housing the boiler, space for under counter fridge & freezer, plumbing for a washing machine, void for a slot in gas cooker, double glazed side window, vinyl flooring and double glazed side door.

Inner Hallway
Loft hatch with pull down ladder. Doors off:

Shower Room
7'7" x 5'4" (2.32 x 1.65)
Comprising of a vanity wash hand basin, toilet, shower enclosure, wall tiles, vinyl flooring,, shaver light with recessed mirror & shelf, double glazed side window.

Bedroom 1
15'11" x 10'6" (4.86 x 3.22)
This double bedroom has fitted wardrobes, drawer units & dressing table, radiator and double glazed rear window.

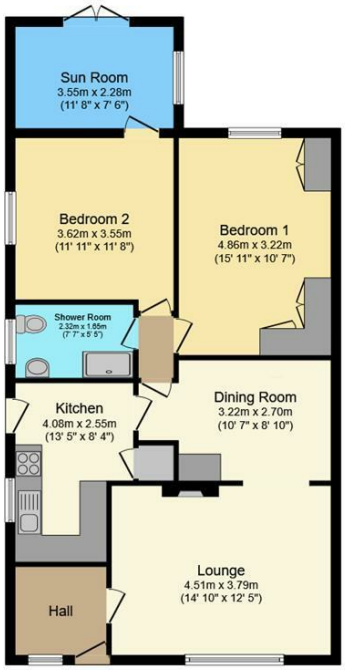
Bedroom 2
11'10" x 11'7" (3.62 x 3.55)
Another double bedroom with radiator, double glazed side window and door to the rer sun room.

Sun Room
10'7" x 7'5" (3.25 x 2.28)
This additional room has a radiator, double glazed side window and double glazed French doors that give access to the enclosed garden.

Outside
The front garden is laid with golden gravel with flower beds and a concrete imprint driveway leads to the timber side gates which give access to the detached garage. The rear offers a sunny lawned garden with mature plants and timber summer house

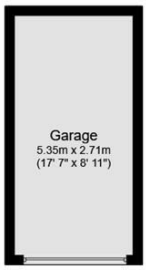
Garage
17'5" x 8'10" (5.33 x 2.71)
Electric up and over door,.

Directions
Proceed onto Wellington Road and head in the direction of Prestatyn. After passing the Fire station turn right onto Lynton Walk and turn left into Rees Avenue.



Floor Plan

Floor area 90.3 sq.m. (972 sq.ft.)



Garage

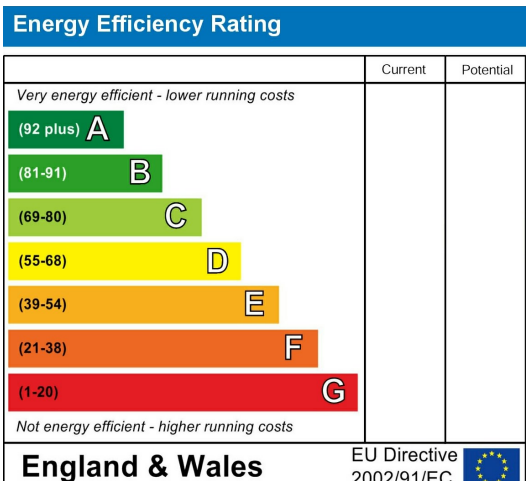
Floor area 14.2 sq.m. (153 sq.ft.)

Total floor area: 104.5 sq.m. (1,125 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.



williams estates

Call us on
01745 369444
Rhyl@williamsestates.com

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.