



6 Rees Avenue, Rhyl, LL18 3SE

£185,000

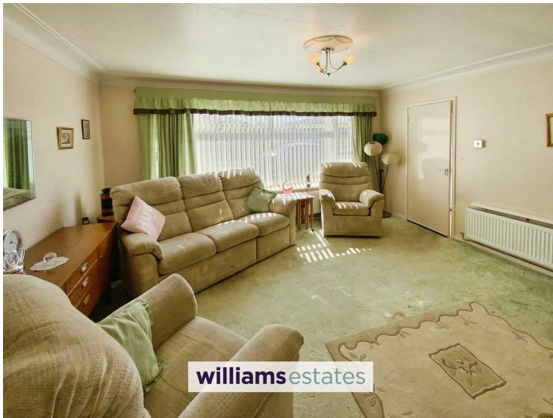


EPC - null Council Tax Band - C Tenure - Freehold

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 rear 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

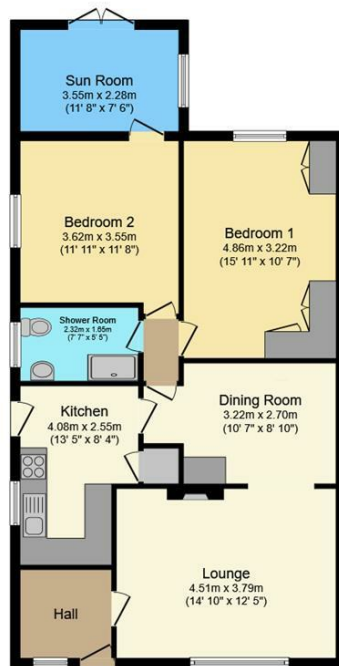
17'5" x 8'10" (5.33 x 2.71)

Electric up and over door,.

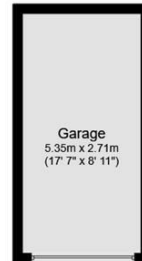
Directions

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

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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		
England & Wales EU Directive 2002/91/EC		

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