

## 15 Eastville Avenue, Rhyl – LL18 3TH

£150,000 Freehold

A stylish two-bedroom detached bungalow offering modern living in a convenient location. Features include a contemporary kitchen, walk-in shower, cosy lounge flowing into a bright conservatory and off-road parking. With a spacious layout and garden views, this home is perfect for those seeking comfort and practicality.

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### Main Bedroom

13' 11" x 13' 7" (4.24m x 4.14m)

This spacious main bedroom features a large bay window that fills the room with natural light. A central fireplace adds character, while the room comfortably accommodates a double bed and additional furnishings.

### Kitchen

7' 0" x 8' 10" (2.14m x 2.70m)

This kitchen is fitted with modern units and plenty of worktop space, complemented by open shelving and a tiled splashback. It includes a gas hob, space for appliances, and a door opening straight out to the garden.



### Shower Room

6' 3" x 5' 3" (1.91m x 1.61m)

This bathroom is fitted with a contemporary walk-in shower, along with a pedestal wash basin and WC. Fully tiled walls create a smart finish, while the window provides natural light and ventilation.





## Bedroom 2

14' 1" x 8' 11" (4.30m x 2.71m)

This double bedroom features a large bay window that fills the room with natural light. The space comfortably accommodates a double bed and storage.

## Lounge

9' 6" x 8' 8" (2.89m x 2.63m)

This cosy reception room provides a comfortable seating area with a feature fireplace and an opening through to the conservatory. It's a versatile space, ideal as a snug or family room, with views and access out to the garden.

## Conservatory

8' 8" x 8' 4" (2.64m x 2.55m)

The conservatory enjoys views over the garden with windows on all sides letting in plenty of natural light. Finished with wood-effect flooring, it offers a versatile space perfect for relaxing or as an additional seating area.

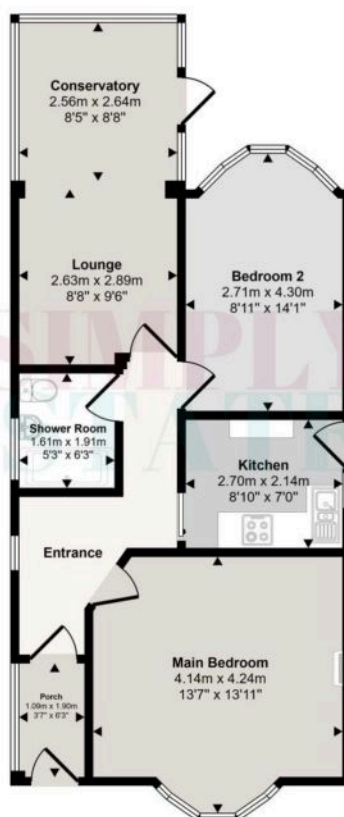
## Garden

The garden is low-maintenance with gravelled areas, stepping stones and mature planting around the edges. There's a useful storage shed and space for seating, as well as a pergola feature to one side. A mix of planting and paved spots add character, while fenced boundaries offer privacy.





Approx Gross Internal Area  
61 sq m / 659 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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