



11 Avondale Drive, Rhyl LL18 4EL Offers Over £300,000

Welcome to Avondale Drive, Rhyl, where a hidden gem awaits you. Tucked away in a private position, this unique 2 bedroom home boasts an array of features that will leave you breathless. With a stunning outdoor space complete with pavilion, man cave, and hobbies room, this property offers an unparalleled lifestyle opportunity. Let's dive in and discover what makes this house truly one-of-a-kind.

Avondale Drive, Rhyl



Exterior

As you approach the property, you'll be greeted by an enchanting exterior that sets the tone for what's to come. The house is nestled amidst peaceful surroundings, offering tranquillity and privacy. With ample parking space, you don't have to worry about finding a spot for your vehicles or welcoming guests.

Stunning Outdoor Space

Step into the gardens, and prepare to be amazed. This property boasts an exceptional outdoor space that's perfect for entertaining or simply enjoying nature's beauty. The stunning pavilion invites you to host memorable gatherings with friends and family, while the man cave and hobbies room provide endless possibilities for personal projects and hobbies. There is also two timber sheds and a BBQ store providing more than enough storage space.

Interior

The bungalow itself features a well-designed floor plan that maximizes space and functionality. Upon entering, you'll be greeted by a warm and inviting atmosphere. The two reception rooms provide ample space for relaxation or hosting guests,. High-quality finishings and tasteful décor enhance the overall aesthetic appeal.

Bedrooms and Bathroom

Make your way to the sleeping quarters, where you'll find two comfortable double bedrooms. These spacious rooms provide a peaceful haven for rest and relaxation. The carefully chosen colour schemes create a soothing ambiance, ensuring a good night's sleep. The bathroom is equally impressive, offering a spacious layout and a luxurious four-piece suite.

Kitchen and Utility

The house offers a practical kitchen, complete with modern appliances and ample storage space. Open to the kitchen is the dining room. The Utility room just off the kitchen was a great addition in 2018 providing ample storage and a convenient WC off.

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Location

The property's secluded position offers a true sense of escape, while still being conveniently located. Avondale Drive is within easy reach of local amenities, schools, parks, and transport links. You'll have all you need just a stone's throw away, making this property ideal for families and professionals alike.

Room Measurements & Details

Entrance Door into:

Lounge 4.71m x 3.92m

Kitchen: 5.27m x 2.56m

Dining Room: 3.52m x 3.32m

Utility Room: 3.02m x 2.21m

Corridor through to:

Bedroom One: 5.11m x 3.68m

Bedroom Two: 3.48m x 2.97m

Bathroom: 4.23m x 2.02m

Loft: Small loft space above the 2nd bedroom

Parking: Driveway to the side with space for two vehicles plus double gate access further round with parking for another car.

Double Garage which has been converted to a 'Man Cave' with partitioned off area at the rear for ample storage with double garage door access from the parking area.

Man Cave: 5.98m x 4.94m Fully insulated and has power and light.

Den/Hobbies Room: 4.12m x 2.85m. With storage room off. Fully insulated and has power and light

Two Storage Sheds

BBQ Store

Gardens: Spacious garden space sits to the front & side of the bungalow with ample seating areas, storage space and lawned gardens.

Extensions & Alterations

Utility room and WC were added in 2018. Under permitted development. Building regulations all in place.

Plans were passed for a two storey extension to the front of the property- which have now expired.

Tenure: Freehold

Council Tax Band: C

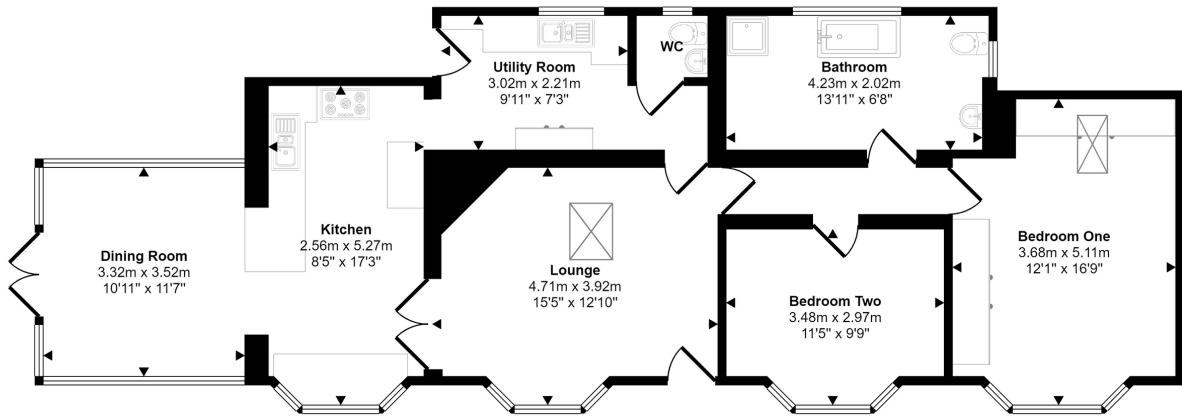
Utilities: Mains gas, electric, water and drainage.

Boiler: Located in the utility room. Age: 2017

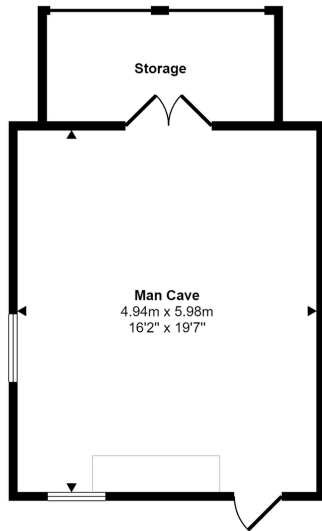
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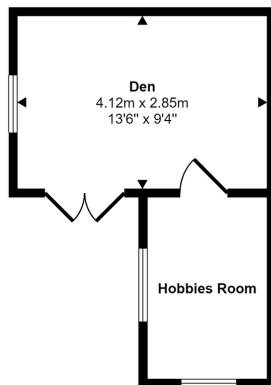
Approx Gross Internal Area
154 sq m / 1653 sq ft



Ground Floor
Approx 99 sq m / 1064 sq ft



Man Cave
Approx 37 sq m / 396 sq ft



Den
Approx 18 sq m / 193 sq ft

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.