



## **5 Cedar Avenue, Rhyl, Denbighshire, LL18 4JS**

**Asking Price - £200,000**

Immaculate detached bungalow located in the peaceful residential area of south Rhyl. Situated in a quiet neighborhood, which is conveniently positioned within close proximity to local shops, bus route, and the beautiful seafront. This bright and spacious bungalow, offers an inviting entrance hall that leads you to the various rooms within the property. Modern kitchen with a dining area, large lounge offering ample space for entertainment, modern shower room, two double bedrooms and conservatory. Front and rear gardens, driveway and detached garage offer ample parking space for several vehicles. This property is being offered with no forward chain, allowing for a smooth and hassle-free purchase. Don't miss the opportunity to view. Contact us today to arrange a viewing and view our video tour now.



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**Porch**  
Double glazed upvc door leading to small porch with tiled flooring and door leading to hall

**Hall**  
Carpeted flooring, cupboard housing electric meter. Loft hatch giving access to loft. Built in storage cupboard. Doors leading off

**Kitchen - 2.58m x 4.11m (8'6" x 13'6")**  
Fitted kitchen with a range of wall and base units and work top over. Tiled splash back. Fitted electric oven, grill and electric hob. Stainless steel sink and drainer with mixer tap over. Radiator and windows to front and side elevation. Cupboard housing combi boiler. Water and gas meter located in the kitchen cupboards. Doors leading to the lounge

**Lounge - 3.07m x 5.74m (10'1" x 18'10")**  
Bay window to front elevation, carpeted flooring and coving to ceiling. Fire place with tiled hearth and stone surround. Radiator

**Bathroom - 1.58m x 1.94m (5'2" x 6'4")**  
Frosted window to side elevation. Walk in corner shower cubicle. Sink pedestal with tiled splash back. Low flush W.C. Radiator

**Bedroom one - 2.91m x 4.74m (9'7" x 15'7")**  
Carpeted flooring, radiator and patio doors leading to conservatory

**Bedroom two - 3.03m x 2.63m (9'11" x 8'8")**  
Window to rear elevation, carpeted flooring and radiator

**Conservatory - 2.84m x 3.51m (9'4" x 11'6")**  
Carpeted flooring, fitted blind and double doors leading to garden

**Garden**  
Enclosed garden bound by fencing, lawn and paved area. Gate giving access to drive

**Garage**  
Door giving access to garage opens to front

Services main gas, electric, drainage and water

Denbighshire County Council Band D

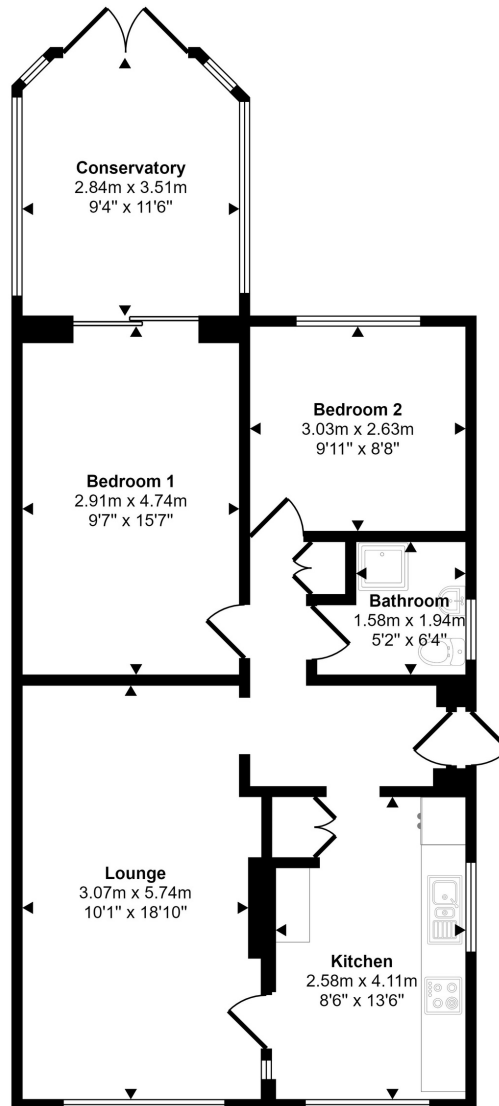
EPC TBC

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Approx Gross Internal Area  
74 sq m / 796 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.