

2 Olivia Drive, Rhyl, LL18 3BP

Auction Guide Price £180,000

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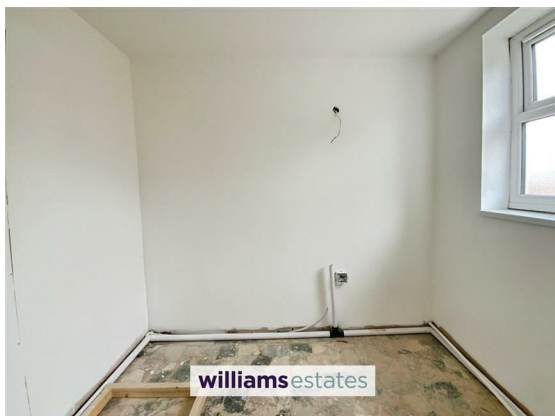
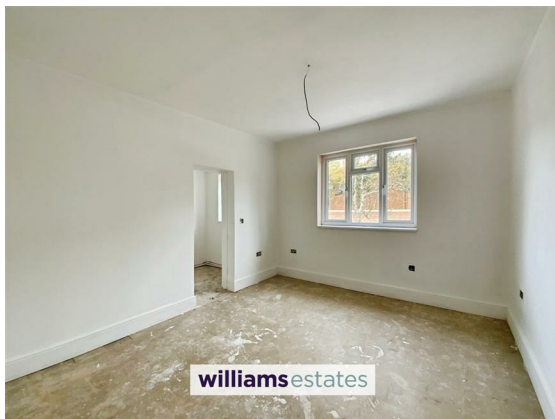
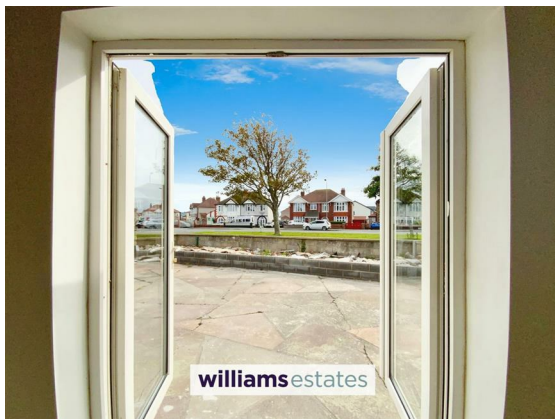
EPC - E48 Council Tax Band - D Tenure - Freehold

Olivia Drive, Rhyl

4 Bedrooms - Bungalow - Detached

Auctioneer comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive



Summary

This corner detached bungalow is perfect for a cash buyer looking to put their own stamp on a sadly unfinished project. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. Modern kitchen with central island breakfast bar & open plan lounge provides a welcoming atmosphere, perfect for relaxation or entertaining friends and family. The bungalow features two unfinished shower rooms, ensuring that your morning routines will run smoothly for everyone in the household. The layout is thoughtfully designed, allowing for easy movement throughout the home. Outside, the property boasts off road parking with single garage, adding to the convenience of this lovely home. The surrounding area is known for its friendly community and proximity to beach and local amenities are near by, making it an excellent choice for those looking to settle in a vibrant neighbourhood. This bungalow on Olivia Drive is a place where you will need to have imagination and some interior design for finishing off what can not be completed by the current owner. EPC is E48. Freehold. Council tax band is D.

Call the Rhyl branch to arrange a viewing on 01745 369 444.

Accommodation

Composite front door provides access into the entrance porch

Entrance Porch

5'8" x 5'7" (1.73 x 1.72)

With electric meter cupboard and access to the L-shaped hallway.

Hallway

With loft hatch

Open Plan Kitchen & Lounge

24'11" max x 18'8" max (7.60 max x 5.71 max)

The kitchen is fitted with modern two tone units, having wall, base and drawer units, worktop surfaces with matching up-stands, single drainer sink with hot & cold tap, plumbing for a dishwasher, electric hob with extractor fan over, housing for a built in oven which is not supplied plus another housing suitable for the fridge freezer that again is not included. Central breakfast bar with additional base units beneath, double glazed side window, access to the utility and open plan access to the lounge area.

The lounge has double glazed French doors that lead out to the corner garden. (kitchen is not finished).

Utility

9'2" x 2'5" (2.80 x 0.76)

With plumbing for the washing machine and double glazed side door.

Bedroom 1

12'0" x 10'11" (3.67 x 3.35)

With double glazed front window and access to the en-suite shower room.

En-Suite Shower Room

7'11" x 5'6" (2.42 x 1.70)

This room is unfinished and will require your own suite and fittings.

Bedroom 2

13'3" x 11'6" (4.06 x 3.53)

This double bedroom has a double glazed bay window looking over the front garden.

Bedroom 3

10'5" x 7'3" (3.19 x 2.23)

This bedroom has a double glazed side window.

Bedroom 4

14'0" x 6'5" (4.28 x 1.97)

This additional room has a double glazed rear window.

Shower Room

7'1" x 6'8" (2.18 x 2.05)

This shower room is unfinished and requires your own suite & fittings.

Garage

17'3" x 8'2" (5.28 x 2.51)

With pitched roof, mains power, up & over door.

Outside

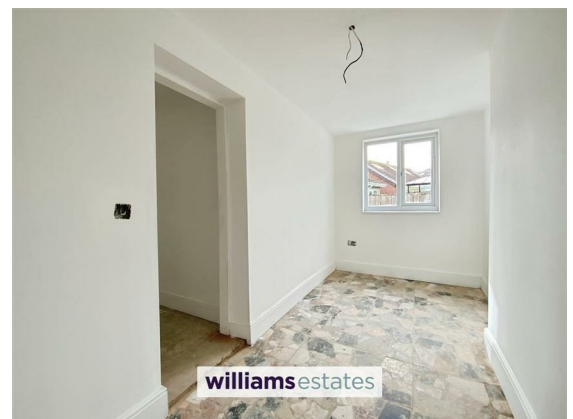
Situated on a corner plot, the front offers a driveway that leads to the attached garage. The gardens will require putting your stamp on and the current patio sweeps around to the side of the bungalow with raised flower beds ready for planting.

Directions

Proceed onto Wellington Road and head in the direction for Prestatyn. Continue onto Russell Road, Olivia Drive is a small Road just before the fire Station on your left hand side.

Notes

The current owner is selling as is, with majority of the refurb done, including new external K-Rend, new fascia boards, drain pipes and soffits. Internally all rooms have been plastered and finished with white paint. New wiring ready for a second fix. Power sockets suitable for modern electric heating. This bungalow offers so much, but needs you to help finish the project. For further details, please contact our Rhyl Branch on 01745 369 444 to discuss booking a visit.





Floor Plan

Floor area 116.1 sq.m. (1,250 sq.ft.)

Total floor area: 116.1 sq.m. (1,250 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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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.

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 | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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.

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