



**75 Pen Y Maes Avenue, Rhyl, LL18 4ED**

**£169,950**

 3  1  1  C

**EPC - C70   Council Tax Band - C   Tenure - Freehold**



# Pen Y Maes Avenue, Rhyl

## 3 Bedrooms - House - Semi-Detached

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere with open access to a dining area and patio doors allow access to the rear conservatory, perfect for relaxation or entertaining guests. The house features a white kitchen plus family bathroom, ensuring that all your daily needs are met with ease. Additionally, the property includes parking, adding to the convenience of living in this lovely home. Situated in a desirable area, residents will enjoy easy access to local amenities, schools, and beautiful coastal attractions that Rhyl has to offer. This property presents an excellent opportunity for those looking to settle in a friendly community, whether you are a first-time buyer or seeking a comfortable home, this house is certainly worth considering. EPC is C70. Freehold. Council tax C.



### Accommodation

Composite front door giving access into the entrance hallway

### Entrance Hallway

Having a radiator, stairs to the upper floor and double opening French doors that provide access into the living room.

### Lounge

17'0" x 11'2" (5.20 x 3.41)

Having a double glazed bay window to the front, radiator, T.v connection, fire surround with living flame gas fire & lighting, under stairs storage cupboard and open plan archway to the dining room.

### Dining Room

6'9" x 6'5" (2.06 x 1.97 )

This has a door to the kitchen plus double glazed French doors that give access into the rear conservatory.

### Kitchen

8'6" x 7'9" (2.61 x 2.38 )

Fitted with white gloss fronted wall, base and drawer units, worktop surfaces, wall tiles, single drainer sink with mixer tap, void for upright fridge freezer, space for a slot in gas cooker with extractor fan over, plumbing for a washing machine, tiled flooring, wall mounted boiler, double glazed window plus double glazed door that provides access into the conservatory.

### Conservatory

17'9" x 8'0" (5.43 x 2.46 )

Fully double glazed with power sockets, radiator, two ceiling fan lights and double glazed back door.

### First Floor Landing

With double glazed side window and loft hatch.

### Bedroom 1

13'10" x 8'5" (4.24 x 2.57 )

This master bedroom has a radiator and double glazed front window.



### Bedroom 2

10'2" x 8'4" (3.10 x 2.56 )

This bedroom has a radiator and double glazed rear window.

### Bedroom 3

10'2" to door recess x 5'8" (3.12 to door recess x 1.74 )

Having a radiator, built in storage cupboard and double glazed front window.

### Bathroom

5'11" x 5'5" (1.82 x 1.66 )

Comprising of a pedestal wash hand basin, toilet, bath with shower over, wall tiles, vinyl flooring, radiator and double glazed rear window.

### Outside

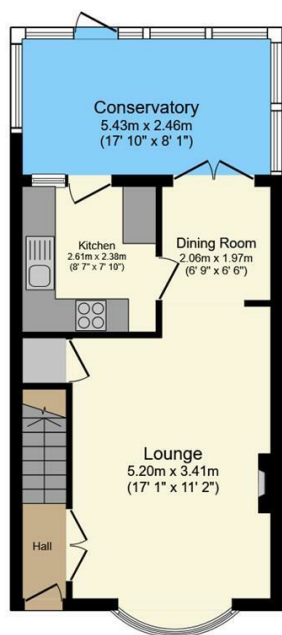
The front offers off road parking, gravel flower bed and side carport.

The enclosed sunny aspect back garden offers a paved patio with raised lawn, purpose built storage shed and additional patio area.

### Directions

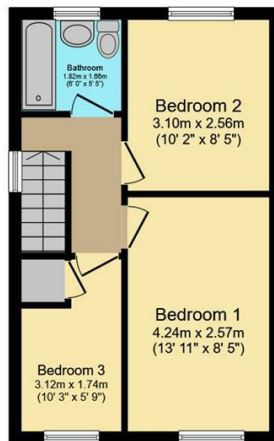
Proceed onto Grange Road that in turn leads onto Dyserth Road. Turn right onto Pen Y Maes Avenue and follow this Road to see this house on your right hand side.





**Ground Floor**

Floor area 46.2 sq.m. (498 sq.ft.)



**First Floor**

Floor area 33.4 sq.m. (360 sq.ft.)

Total floor area: 79.6 sq.m. (857 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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