



**11 Leonard Avenue, Rhyl, LL18 4LN**

**£170,000**

2 1 1 D

**EPC - D60    Council Tax Band - C    Tenure - Freehold**



# Leonard Avenue, Rhyl

## 2 Bedrooms - Bungalow

This bungalow was built in around 1960, the detached property will require some garden inspiration in order create your own ideal outdoor living, to which you will benefit future Al-Fresco dining. Upon entering, you are welcomed into a front living room, ideal for relaxation or entertaining guests. The bungalow features a shower room, two bedrooms, providing ample space for a small family or those seeking a peaceful retreat plus there is a walk in wardrobe or additional room located off the master bedroom. One of the standout features of this property is the ample parking with access to a garage, providing a convenience that ensures you and your guests will always have a place to park. The location of Leonard Avenue is particularly appealing, as it offers easy access to local amenities, schools, and the beautiful beaches that Rhyl is known for. Whether you are looking to enjoy a leisurely stroll along the promenade or explore the vibrant local community, this bungalow is perfectly situated to take advantage of all that the area has to offer. EPC D60. Freehold. Council tax band is C.



### Accommodation

Double glazed front door giving access into the entrance porch

### Entrance Porch

8'10" x 4'1" (2.70 x 1.25 )

Having a full length double glazed side window, radiator, tiled flooring, double glazed side window and open plan access into the hallway.

### Hallway

Having laminate flooring, loft hatch and radiator.

### Lounge

12'10" x 12'2" (3.92 x 3.72)

This living room has vinyl flooring, radiator, double glazed bay window to the front and benefits from having a log burner that is set on slate base.



### Modern Kitchen

12'3" x 8'0" (3.74 x 2.46 )

Fitted with white gloss fronted wall, base and drawer units, single drainer sink with mixer tap, worktop surfaces, wall tiles, wall mounted boiler, void for fridge freezer, plumbing for a washing machine & a small dishwasher, Range cooker with extractor fan over, vinyl flooring, double glazed side window and double glazed door that provides access to the rear conservatory.

### Conservatory

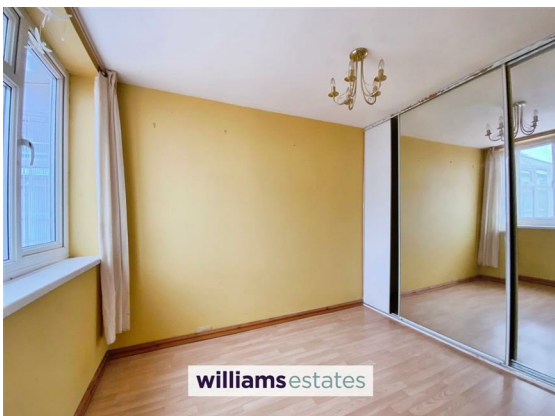
20'11" x 6'9" (6.39 x 2.06 )

Fully double glazed with wall, light, radiator, double glazed side door plus double glazed French doors that lead out to the back garden.

### Shower Room

6'3" x 5'5" (1.91 x 1.66 )

This remodelled wet room has a pedestal wash hand basin, toilet, shower with obscure glass shower screen, wall panelling, radiator, vinyl flooring, extractor fan and double glazed side window.



### Bedroom 1

11'6" x 9'3" (3.53 x 2.82 )

This room has laminate flooring, radiator, double glazed French doors to the conservatory plus a door leads into the additional room/wardrobe.

### Walk in Wardrobe or Additional Room

Having built in wardrobes and double glazed rear window.

### Bedroom 2

10'11" x 8'3" (3.33 x 2.54)

Having vinyl flooring, radiator and double glazed side window.

### Outside

Wide opening gates allow access onto the driveway that runs down the side of the bungalow and upto the garage. The front garden has mature trees and plants of which will require some maintenance.

The rear garden again will need some attention, however is of a good size and offers so much potential for you to design the garden to your own taste.

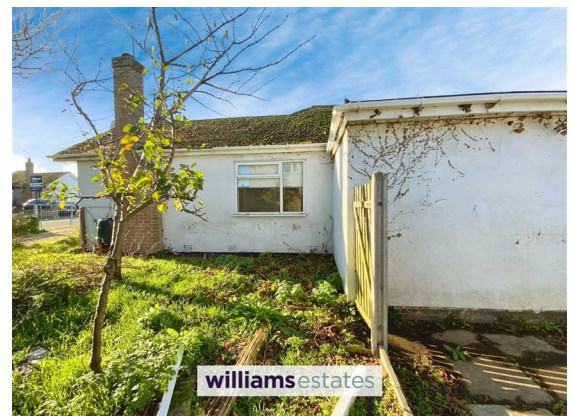
### Garage

19'10" x 10'1" (6.07 x 3.09 )

Up and over door, side window and side door.

### Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. At the roundabout turn left onto Bryn Cwnin Road. Continue along this road and after the sharp turn, take another left turn onto Leonard avenue. This bungalow can be located on your right hand side.





Total floor area: 98.6 sq.m. (1,061 sq.ft.)

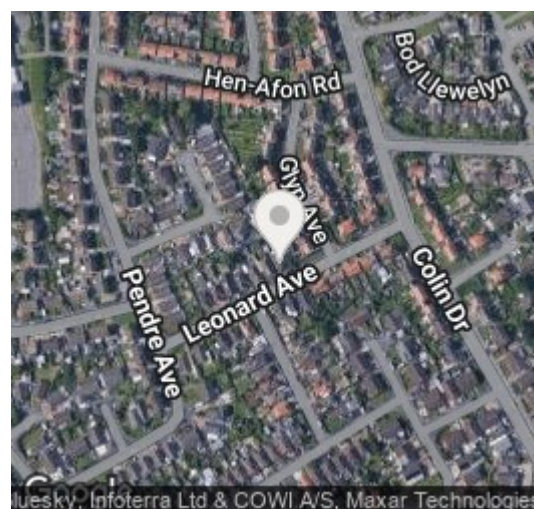
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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