



**5 Henrys Avenue, Bodelwyddan, Rhyl,
LL18 5TH**

£175,000

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EPC - C69

Council Tax Band - D

Tenure - Freehold

Henrys Avenue, Rhyl

2 Bedrooms - Bungalow

A two bedroom detached bungalow positioned within the well favoured village of Bodelwyddan. The accommodation comprises of an entrance hall, lounge, kitchen, conservatory, two bedrooms and adapted shower room. The property also benefits from gas central heating, double glazing, off road parking, garage and gardens to front and rear. NO CHAIN. EPC rating is C69. Freehold. Council Tax Band D.



Accommodation

Enter via a double glazed front door opening into the porch.

Porch

With radiator, double glazed windows to the front and side and door opening into the hallway.

Hallway

With built in meter cupboard, radiator, loft access hatch and double glazed window to the side.

Lounge

12'11" x 12'10" (3.94 x 3.93)

Having radiator, fire surround with electric fire, tv connection and double glazed bay window to the front.

Kitchen

9'2" x 10'1" (2.81 x 3.09)

Fitted with wall, drawer and base units, worktop surfaces, single drainer sink with mixer tap, plumbing for washing machine, space for fridge freezer, tiled splash-backs, radiator, vinyl flooring, double glazed window to the side and glazed door into the conservatory.

Conservatory

19'4" x 5'6" (5.91 x 1.70)

Being fully double glazed with vinyl flooring, radiator and double glazed french doors opening onto the rear garden.

Shower Room

5'9" x 6'3" (1.77 x 1.91)

Comprising of a pedestal wash hand basin, push button toilet, adapted shower with hand rails, radiator, wall panelling, vinyl flooring and double glazed window to the side.

Bedroom 1

8'11" x 11'1" (2.72 x 3.40)

With radiator, built in wardrobes and double glazed window to the rear.



Bedroom 2

8'11" x 11'1" (2.72 x 3.40)

With radiator, built in storage cupboard and double glazed window to the side.

Outside

The front offers double block paved driveway providing parking for a number of vehicles, gravelled front garden with mature plants and shrubs. Side access gate to the rear.

The South facing rear garden is mainly laid to lawn with paved patio and flowering borders.

Garage

7'3" x 23'10" (2.23 x 7.28)

With up and over door, window and personnel door to the side.

Directions

Proceed from our Rhyl Office onto Vale Road and in turn, onto Rhuddlan Road. Take the 2nd exit off the roundabout onto the dual carriage way then take the 2nd exit off the big roundabout. Then when approaching the traffic lights take the turning signposted to the hospital. Continue past the hospital and follow the road round to the right. Take the last exit off the roundabout taking the second right hand turning into Swn Y Dail, then the next left hand turning into John's Drive, then follow the road to the right into Henry's Avenue.





Total floor area: 89.9 sq.m. (968 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		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(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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