



10 Conwy Avenue, Rhuddlan, LL18 5PW

£285,000

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EPC - D68

Council Tax Band - C

Tenure - Freehold

Conwy Avenue, Rhuddlan

2 Bedrooms - Bungalow - Detached

Located on Conwy Avenue, Rhuddlan, this delightful detached bungalow offers a perfect blend of comfort and has been tastefully decorated throughout. With two double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The bungalow features a welcoming & spacious front lounge that provides a warm and inviting space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. The modern shower room is well-appointed, catering to all your daily needs with ease. One of the standout features of this property is the ample parking space available for a number of vehicles, providing added convenience for residents and visitors alike. The surrounding area is known for its picturesque scenery and friendly community, making it a wonderful place to call home. Whether you are looking to downsize or simply seeking a tranquil living environment, this bungalow on Conwy Avenue presents an excellent opportunity. EPC is D68. Freehold. Council tax band C. To arrange a viewing contact Rhyl Branch on 01745 369 444.



Accommodation

Via a double glazed front door opening into the hallway.

Entrance Hallway

10'2" x 16'2" (3.11 x 4.95)

Spacious hall with radiator, loft access hatch, laminate flooring and wall lights.

Spacious Front Lounge

18'4" x 11'11" (5.59 x 3.64)

Having a modern fire surround with inset gas fire, radiator, TV connection, wall lights, double glazed picture window to the front and double glazed window to the side.

Modern Kitchen With Space To Dine

8'11" x 19'9" (2.72 x 6.04)

Newly fitted sage green fronted wall, base and drawer units, worktop surfaces, tiled splash backs, single drainer sink with mixer tap, built in oven, induction electric hob with extractor hood over, void for fridge freezer, wall mounted central heating boiler, laminate flooring, radiators, space to dine, feature corner double glazed front window and double glazed window and door to the rear garden.



Shower Room

Comprising of a walk in shower with fixed shower screen, toilet, pedestal wash hand basin, fully tiled walls, extractor fan, heated towel rail, vinyl flooring, built in storage cupboard and double glazed window to the side.

Bedroom 1

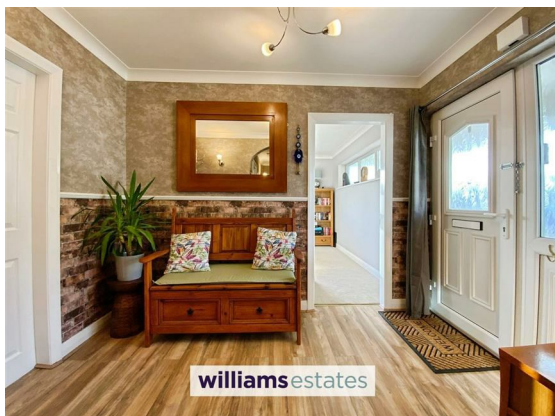
14'4" x 9'11" (4.39 x 3.04)

With fitted bedroom furniture, radiator and double glazed window to the rear.

Bedroom 2

11'3" x 9'3" (3.43 x 2.84)

With radiator and double glazed window to the side.



Utility Room

10'8" x 9'9" (3.27 x 2.99)

The former garage has been converted to provide this spacious utility room, fitted with base units, worktop surfaces, plumbing for a washing machine, space for under counter tumble dryer, laminate flooring, concealed electrical consumer unit, double glazed rear window, double glazed door to the back garden plus double glazed internal door to the front store room.

Store Room

8'9" x 9'10" (2.69 x 3.00)

Still having the up and over entrance door, mains power & lighting and double glazed door to the utility room.

Outside

The front is laid with golden gravel for a low maintenance plus a long driveway that provides ample off road parking for a number of vehicles. Side gate to the rear.

The sunny aspect back garden has been laid with golden gravel with patio area, ideal for Al-Fresco dining and has a summer house angled to the right corner.

Directions

Proceed onto Vale Road, which in turn leads onto Rhuddlan Road. Continue over the mini roundabouts and head towards Dyserth. Turn right onto Dyserth Road Rhuddlan, then first right onto Conway Avenue





Floor Plan

Floor area 95.9 sq.m. (1,032 sq.ft.)

Total floor area: 95.9 sq.m. (1,032 sq.ft.)

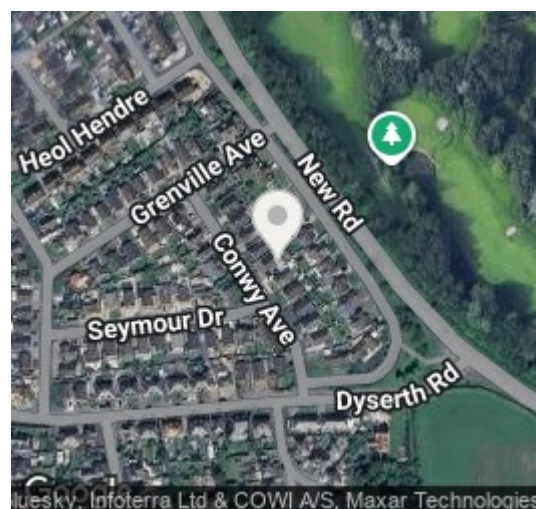
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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	68	
(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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