

**15 Lake Avenue, Rhyl, Denbighshire,  
LL18 1HY**

**£165,000**

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**EPC - D68 Council Tax Band - C Tenure - Freehold**

# Lake Avenue, Rhyl

## 3 Bedrooms - House - Semi-Detached

Semi-detached house with accommodation that briefly affords the entrance hallway, lounge with log burner, dining room with open access to the kitchen and on the upper floor there is the landing, family bathroom, three bedrooms plus stairs leading up to the converted loft room. Having double glazing, gas central heating, block paved driveway, enclosed timber car port plus enclosed rear garden. Located close to all amenities. The EPC rating is 68D. Freehold. Council tax C.



### Accommodation

Composite front door gives access into the Hall.

### Hallway

With picture rail, dado rail, radiator, staircase off with under stairs storage housing the boiler and stripped wooden floor.

### Lounge

16'3" x 13'6"

Having a feature fire surround with log-burner set into chimney recess, picture rail, radiator, stripped wooden flooring and double glazed bay window to the front of the property.

### Dining Room

12'6" x 11'11"

With picture rail, radiator, chimney recess double glazed window to the rear and open access to the Kitchen.



### Kitchen

16'0" x 8'8"

Having a range of modern base and drawer units, shelving and complimentary worktop surfaces, Belfast sink, voids for slot in cooker, fridge freezer, dishwasher and washing machine, tiled walls, vinyl flooring and double glazed windows to the rear and side of the property. Double glazed door to the side.

### Landing

Door gives access to the loft room.

### Bedroom Two

11'8" x 12'7"

With a picture rail, radiator, stripped wooden flooring, feature fire surround and double glazed window to the rear of the property.

### Bedroom One

12'7" x 11'8"

With a picture rail, radiator, walk-in wardrobe and double glazed bay window to the front of the property.



### Bedroom Three

11'9" x 8'11"

With a radiator and double glazed window to the front of the property.

### Bathroom

8'8" x 7'1"

Comprising of a pedestal wash hand basin, toilet, shower enclosure, panelled bath with shower over, tiled walls, heated towel rail, vinyl flooring and two double glazed windows to the rear.

### Loft Room

13'1" x 13'4"

Having a radiator, two velux windows and eaves storage.

### Front Garden

With block paved driveway and enclosed timber car port

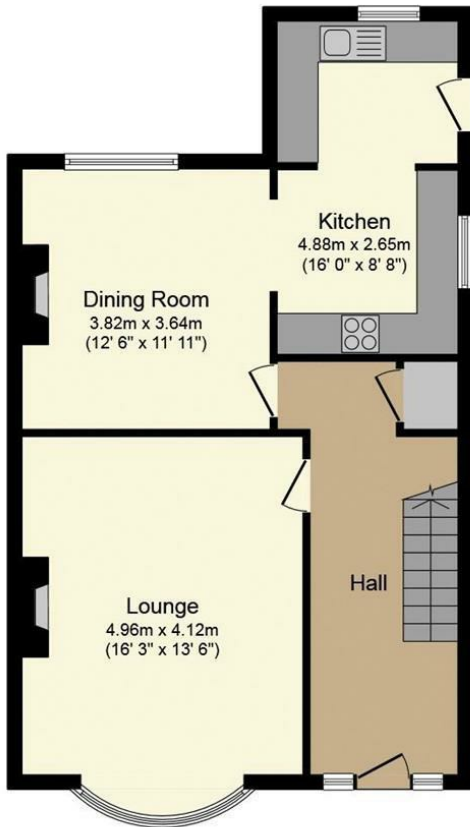
### Enclosed rear garden

The rear has a paved patio, gravelled area, lawn and flower beds, with the added benefit of timber shed and outside tap.

### Directions

From the Rhyl Office proceed up Kinmel Street, go right onto Elwy Street and left onto Wellington Road, follow the road along and Lake Avenue is opposite Aldi.

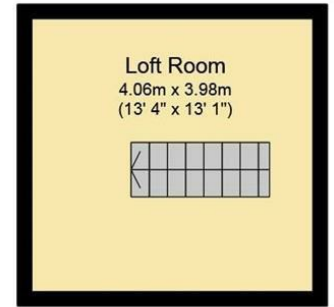




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 137.7 m<sup>2</sup> (1,482 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(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		

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