



**19 Carlisle Avenue, Rhyl, Denbighshire,  
LL18 3UD**

**£185,000**

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**EPC - C77    Council Tax Band - C    Tenure - Freehold**

# Carlisle Avenue, Rhyl

## 3 Bedrooms - Bungalow - Detached

Located close to all local amenities and Rhyl beach, this detached bungalow briefly affords the entrance kitchen, inner hallway, lounge, shower room, three bedrooms and rear sun room. Having double glazing, gas central heating, solar panels, off road parking, low maintenance sunny aspect rear garden plus rear stores. EPC is C77. Freehold. Council tax C.



### Accommodation

Via a double glazed door into the kitchen.

### Kitchen

6'10" x 9'5"

Fitted with a range of wall, drawer and base units, worktop surfaces, tiled splash backs, single drainer sink with mixer tap, built in oven and gas hob, void for fridge freezer, plumbing for a washing machine, vinyl flooring and concealed boiler. Glazed door into the hallway

### Hallway

With laminate flooring, radiator and loft access hatch.

### Lounge

13'4" x 13'9"

Having laminate flooring, feature fire surround with living flame effect electric fire, radiator and double glazed bay window to the front.

### Bedroom 1

9'3" x 11'7"

With radiator and double glazed window to the sun room.

### Bedroom 2

8'3" x 9'7"

With laminate flooring, radiator and double glazed sliding doors into the sun room.

### Sun Room

17'4" x 7'7"

With tiled floor, full length windows and sliding doors onto the rear garden.

### Bedroom 3

12'7" x 5'3"

Having radiator and double glazed window to the front

### Shower Room

7'7" x 5'6"

Comprising of a shower enclosure, vanity wash hand basin, push button toilet, tiled walls, heated towel rail and double glazed window.



## Outside

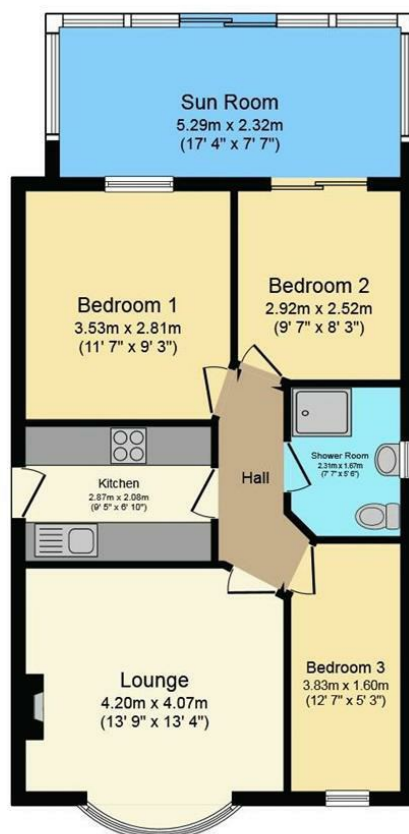
The front offers driveway parking and timber gates to the rear.

The rear garden is low maintenance with raised flower beds, greenhouse, timber shed and former garage facility used for additional storage.

## Directions

Proceed onto Wellington Road and head towards Prestatyn. At the crossroads turn left at the light onto Tynewydd Road then take the second turning on your right onto Carlisle Avenue.






**Floor Plan**

Total floor area 67.9 m<sup>2</sup> (730 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	<b>77</b>
(69-80) <b>C</b>	
(55-68) <b>D</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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