



**19 Eaton Avenue, Rhyl, Denbighshire,
LL18 3UE**

£200,000



EPC - null

Council Tax Band - C

Tenure - Freehold

Eaton Avenue, Rhyl

2 Bedrooms - Bungalow - Detached

Located close to the beach and Rhyl promenade, this tastefully modernised detached bungalow briefly affords the modern fully fitted kitchen, hallway, open plan spacious lounge diner, modern shower room plus two double bedrooms. Having double glazed sash style windows, gas central heating with white traditional column radiators, excellent neutral decoration & flooring throughout, driveway and a South facing rear enclosed garden. Viewing is essential... EPC is 64D. Freehold. Council tax C.



Accommodation

Composite front door leads into the modern fitted kitchen.

Modern Kitchen

8'10" x 8'2" (2.69 x 2.49)

Fitted with duck egg blue wall, base and drawer units, wine rack, white Quartz worktop surfaces with matching up-stands, inset Belfast sink with mixer hose tap, integral washing machine, fridge & freezer, concealed boiler, void for slot in cooker, black glass splash-back plus extractor fan over, tiled flooring, double glazed window and access to the hallway.

Inner Hallway

With loft access, laminate flooring, white traditional column radiator and glazed door to the lounge diner.

Lounge Diner

18'9" x 11'1" (5.72 x 3.38)

This light and airy room has laminate flooring, modern white traditional column radiators, white Granite fire surround with decorative remote-controlled log effect inset gas fire, T.v connection, double glazed sash style windows to the front & side plus a box bay with double glazed sash windows looking over the front garden with fitted blinds.

Bedroom 1

14'0" x 10'0" (4.27 x 3.05)

With laminate flooring, white column radiator, built in sliding wardrobes with mirrored doors and a double glazed sash rear window with fitted blinds.

Bedroom 2

12'9" x 8'2" (3.89 x 2.49)

Having laminate flooring, column white traditional radiator and double glazed sash window to the rear with fitted blinds.



Shower Room

Comprising of a modern vanity wash hand basin with mixer tap & drawers, toilet and double size shower enclosure with glass sliding door, heated towel rail, tiled floor and fully tiled walls, extractor fan and two double glazed side window with fitted blinds.

Outside

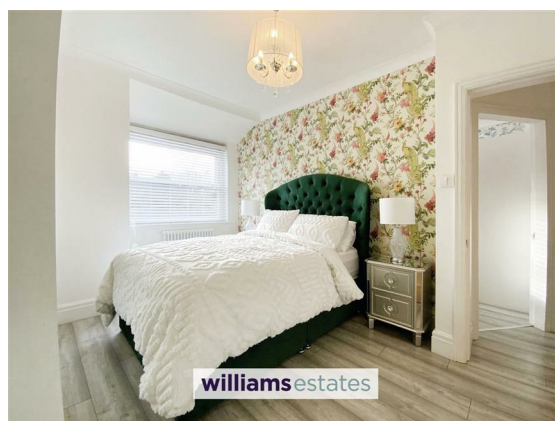
The front offers a driveway, decorative side gate leads to the main entrance door plus easy access to the enclosed rear garden.

For your added benefits there is an outside light and water supply tap.

The rear garden is South Facing with paved patio areas for alfresco dining and the main garden is lawned with flower beds and modern fencing.

Directions

Proceed onto Wellington road and head towards Prestatyn. At the traffic lights, turn left onto Tynwydd Road, second right onto Carlisle Avenue and continue straight onto Eaton Avenue.





Floor Plan

Total floor area 57.8 m² (622 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

Rhyl@williamsestates.com

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.