



williams estates



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

£235,000

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EPC - D58

Council Tax Band - C

Tenure - Freehold

Eaton Avenue, Rhyl

2 Bedrooms - Bungalow - Detached

This individually detached bungalow has been extended to provide a spacious two storey rear conversion, offering outstanding rear views over the beach and far reaching sea views. The accommodation affords the entrance kitchen diner, inner hallway, wet room & separate toilet, two ground floor bedrooms, rear lounge with stairs leading to the first floor lounge with sea views and access to the study or additional room. EPC rating D58. Freehold. Council Tax C.



Accommodation

Double glazed door giving access into the kitchen diner.

Kitchen Diner

20'6" x 7'10"

Fitted with base units with worktop surfaces over, built in oven, gas hob, plumbing for a washing machine, single drainer sink, wall tiles, wall mounted boiler, vinyl flooring, void for a fridge freezer, radiator, two double glazed side windows and additional rear double glazed window.

Inner Hallway

With radiator, double glazed arched window to the side and doors off:

Bedroom 1

14'2" x 10'5"

Having a radiator and double glazed bay window to the front.

Bedroom 2

11'5" x 8'5"

With radiator and double glazed front window.

Wet Room

5'9" x 4'9"

Fully tiled walls, vinyl flooring, wall mounted wash hand basin, shower with bi-fold door, radiator, extractor fan and double glazed side window.

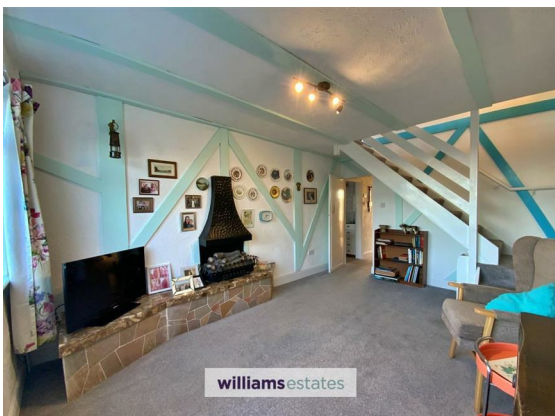
Separate Toilet

Having wall tiles, toilet, vinyl flooring and double glazed window.

Rear Lounge

15'4" x 11'1"

Having a radiator, T.v connection, decorative beams, raised hearth with electric fire, double glazed rear window and open stairs to the upper floor lounge.



First Floor Lounge

19'1" x 15'4"

This spacious family lounge has two double glazed windows, both offering far reaching sea views over The Promenade, additional dual aspect double glazed side windows, radiators, T.v connection, fire surround with gas fire plus door allowing access into the loft - study or additional room.

Study or Additional Room

15'3" x 10'1"

Having eaves storage, radiator, power sockets and lighting.

Outside

Double gates give access onto the driveway which lead to the rear garage. The front is low maintenance having been gravelled and enclosed by walling.

The rear offers a concrete patio, gravelled area and access to the workshop.

Garage

17'2" x 10'5"

Having timber double doors, mains power and rear open plan access to the workshop area.

Workshop

18'8" x 9'2"

With glazed door & window plus mains power.

Door leads to the Promenade-grassed area for easy access to the beach.

Directions

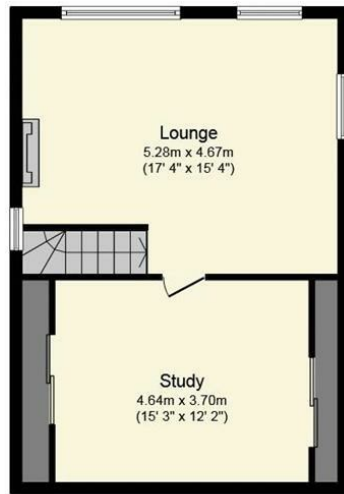
proceed onto Wellington road and head towards Prestatyn. At the traffic lights, turn left onto Tynwydd Road, second right onto Carlisle Avenue and continue straight onto Eaton Avenue.





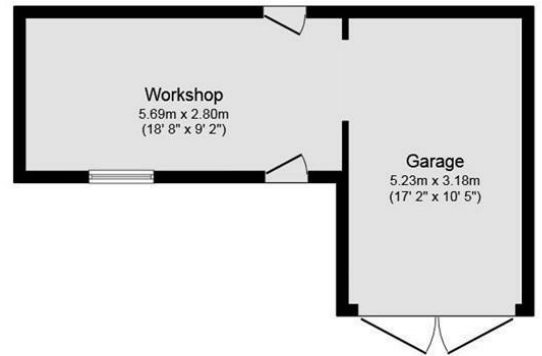
Ground Floor

Floor area 67.0 sq.m. (721 sq.ft.) approx



First Floor

Floor area 45.0 sq.m. (484 sq.ft.) approx



Outbuilding

Floor area 33.1 sq.m. (357 sq.ft.) approx

Total floor area 145.1 sq.m. (1,562 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.