



**21 Lilac Avenue, Rhyl, Denbighshire,
LL18 4JN**

£98,000



EPC - null

Council Tax Band - B

Tenure - Leasehold

Lilac Avenue, Rhyl

2 Bedrooms - Flat

Ground Floor Apartment - Having no onward chain with accommodation that briefly affords the entrance hall, lounge, kitchen, bathroom and two bedrooms. This property is ready to move in and has double glazing, gas central heating, front garden area & allocated parking at the rear. EPC C 72. Leasehold. Council Tax band B.



Accommodation

Glazed entrance door to the hall.

Hall

Having built in storage cupboards and a glazed door leads into the lounge.

Lounge

10'9" x 14'1" (3.28 x 4.29)

With radiator, TV connection, double glazed window with fitted blinds to the front.

Kitchen

8'10" x 7'3" (2.69 x 2.21)

Fitted with wall, drawer and base units with complimentary worktops, built in oven and gas hob, single drainer sink with mixer tap, voids for a fridge freezer and plumbing for a washing machine, vinyl flooring, under-stairs storage, wall mounted boiler, wall tiles and double glazed window looking over the front garden.

Inner Hallway

Bedroom 1

11'6" x 8'2" (3.51 x 2.49)

Having a radiator and double glazed window to the rear.

Bedroom 2

10'0" x 6'11" (3.05 x 2.11)

Having a radiator and double glazed window to the side.

Bathroom

7'3" x 5'6" (2.21 x 1.68)

Having a pedestal wash hand basin, toilet and panelled bath with mixer shower. Wall tiles, vinyl flooring, radiator and double glazed window to the side.

Outside

The front garden is lawned and to the rear - there is allocated parking.

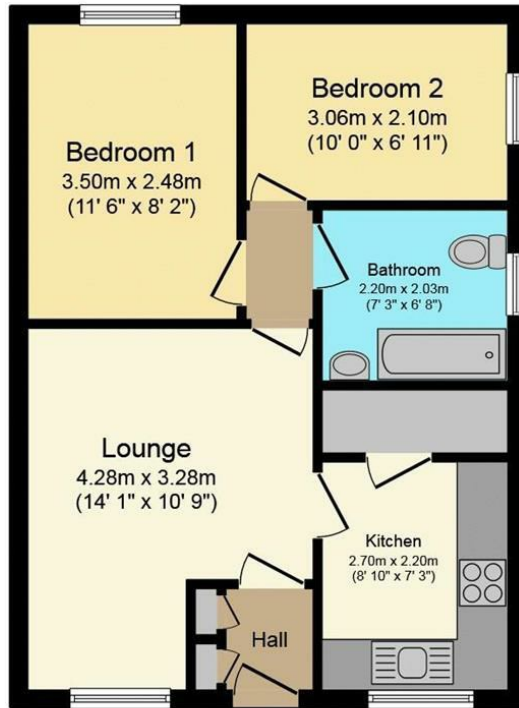
Directions

Proceed onto Wellington Road and head towards Prestatyn. At the crossroads turn right onto Tynewydd Road, go over the bridge and turn left into Ffordd Anwyl.



Turn left into Lilac Avenue and this flat can be located on your left.





Floor Plan

Floor area 44.8 sq.m. (482 sq.ft.) approx

Total floor area 44.8 sq.m. (482 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 |
|--|----------------------------|-----------|
| <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 | |

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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.