



**51 Prince Edward Avenue, Rhyl,  
Denbighshire, LL18 4PT**

**£155,000**

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**EPC - D67 Council Tax Band - C Tenure - Freehold**

# Prince Edward Avenue, Rhyl

## 3 Bedrooms - House - Terraced

This end of terraced house is to be sold with no onward chain and the accommodation briefly affords the entrance hallway, ground floor toilet, sitting room, lounge, newly fitted kitchen with space to dine. On the upper floor there is the landing, modern bathroom plus three bedrooms. Having new flooring, neutral decoration, double glazing, gas central heating, front garden, side driveway & garage plus enclosed rear garden. Ready to move in!. EPC is TBC. Freehold. Council tax C.



### Accommodation

Double glazed front door giving access into the hallway.

### Entrance Hallway

With radiator, smoke alarm, stairs to the upper floor, doors off and access to the ground floor toilet.

### Ground Floor Toilet

Comprising of a toilet, tiled flooring, radiator and double glazed window.

### Lounge

14'3" x 11'2" (4.34 x 3.40 (4.35 x 3.41))

Having a radiator, fire surround with living flame effect gas fire, under stairs storage cupboard, double glazed front window and glazed door providing access into the modern kitchen diner.

### Kitchen Diner

14'1" x 8'1" (4.29 x 2.46)

The kitchen has recently been fitted with new grey fronted wall, base and drawer unites, concealed boiler, worktop surfaces with matching up-stands, single drainer sink with mixer tap, built in oven, electric hob with extractor fan over, black glass splash-back, plumbing for a washing machine, radiator, tiled flooring, double glazed window and rear door plus another double glazed window to the side.

### Sitting Room

10'5" x 10'1" (3.18 x 3.07 (3.17 x 3.08))

This additional room has a radiator and double glazed side window.

### First Floor Landing

With double glazed rear window and doors off:

### Bedroom 1

12'0" x 10'2" (3.66 x 3.10)

Having a radiator, built in mirrored wardrobes and double glazed window.





### Bedroom 2

11'2" x 9'9" (3.40 x 2.97 (3.41 x 2.96))

Having a radiator, built in mirrored wardrobes and double glazed front window.

### Bedroom 3

8'6" x 8'6" (2.59 x 2.59)

Having a radiator and double glazed front window.

### Modern Bathroom

5'8" x 5'4" (1.73 x 1.63)

Comprising of a vanity wash hand basin, push button toilet, bath with shower over, glass shower screen, grey wall tiles, heated towel rail and double glazed window.

### Outside

Enclosed front and side garden.

The rear is fully enclosed and offers a paved patio with flower beds.

Side driveway leads to the single garage.

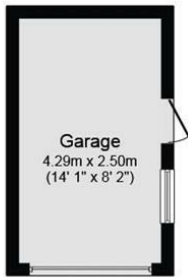
### Garage

Up & over door, side window & door.

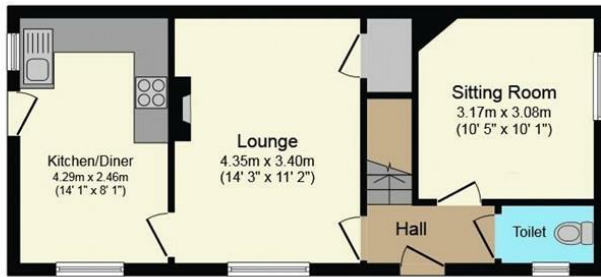
### Directions

Proceed onto Vale Road and turn left at the lights onto Prince Edward Avenue. This property can be located on the right hand side and on the corner of Brookdale Road.





**Garage**



**Ground Floor**



**First Floor**

Total floor area 96.9 m<sup>2</sup> (1,043 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>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>67</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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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.