



**28 Doren Avenue, Rhyl, Denbighshire,
LL18 4LE**

£198,000



EPC - null

Council Tax Band - C

Tenure - Freehold

Doren Avenue, Rhyl

2 Bedrooms - Bungalow - Detached

This well presented detached bungalow is located within South Rhyl, the accommodation briefly affords the entrance porch, hallway, lounge, modern fitted kitchen, updated shower room plus two double bedrooms. Having a new boiler, new kitchen & shower room, double glazing, gas central heating, driveway, gardens and will be sold with a bespoke log cabin with three rooms. EPC TBC . Viewing is highly recommended to appreciate the many updates. Freehold. Council tax band C.



Accommodation

Double glazed front door with side panel leads into the entrance porch.

Entrance Porch

4'7" x 4'6" (1.40 x 1.37)

Having double glazed windows, vinyl flooring, double glazed door giving access into the Inner Hallway.

Hallway

Having loft hatch access, built in meter cupboard, smoke alarm, radiator, vinyl flooring, double glazed window to the side and oak internal doors off:

Lounge

13'1" x 12'11" (3.99 x 3.94 (3.98 x 3.93))

Having a modern fire surround with electric fire, T.V connection, vinyl flooring, radiator and double glazed bay window to the front of the property.

Modern Fitted Kitchen

12'5" x 8'2" (3.78 x 2.49)

Fitted with grey gloss fronted wall base and drawer units, glass display units, complimentary worktops, modern splash-backs, wall mounted boiler, integral washing machine, single drainer sink with mixer tap over, built-in eye level double oven, electric hob with black splash-back, extractor fan over, void for fridge freezer, vinyl flooring, double glazed window to the rear and double glazed door to the side.

Bedroom 1

11'8" x 9'3" (3.56 x 2.82 (3.55 x 2.81))

Having a radiator and double glazed window to the rear of the property.

Bedroom 2

8'11" x 8'6" (2.72 x 2.59 (2.71 x 2.60))

Having a radiator and double glazed window to the side of the property.



Shower Room

6'4" x 5'3" (1.93 x 1.60 (1.92 x 1.61))

Comprising of a walk in double size shower with fixed glass shower screen, modern wall panelling, pedestal wash hand basin, toilet, extractor fan, heated towel rail and double glazed side window.

Outside

The front offers a driveway and is mainly lawned with flower beds. Side gate allows access to the rear enclosed garden.

The sunny aspect rear garden is lawned with patio area, timber storage shed plus a newly constructed bespoke log cabin with three rooms, mains power and water supply.

Bespoke Log Cabin

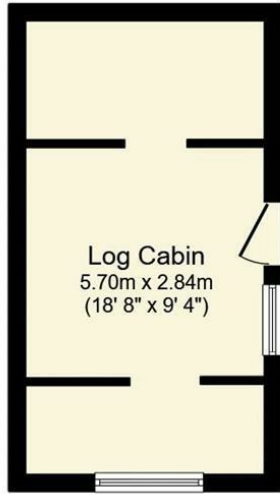
18'8" x 9'4" (5.69 x 2.84)

This amazing addition to the property benefits from a double glazed entrance door, double glazed front and side windows. Fully insulated and painted white, electric heating, partitioned into three rooms plus has plumbing and mains power. Must be seen to appreciate the multi purpose space.

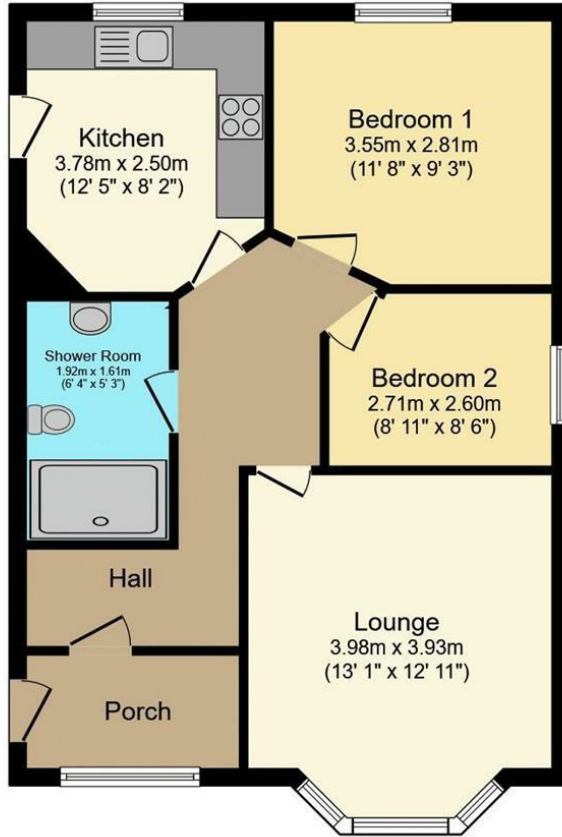
Directions

Proceed onto Vale Road & continue along Rhuddlan Road. At the roundabout take the first exit onto Bryn Cwnin Road, turn left after the bend onto Daniel Drive, left onto Doren Avenue and this bungalow can be located on your right.





Outbuilding



Floor Plan

Total floor area 78.1 m² (841 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.