



williams estates



williams estates



williams estates

**14 Conwy Avenue, Rhuddlan,
Denbighshire, LL18 5PW**

£240,000



EPC - null

Council Tax Band - D

Tenure - Freehold

Conwy Avenue, Rhuddlan

2 Bedrooms - Bungalow - Detached

Located within the Historic Rhuddlan Village, this homely & spacious detached bungalow briefly affords the wide entrance hallway, lounge with dual aspect windows, kitchen diner, bathroom plus two double bedrooms. Having double glazing, gas central heating, mature front & rear gardens, driveway, single garage plus conservatory which is behind the garage. EPC is 73C. Freehold. Council tax band is D. Viewings are by appointments only.



Open storm porch

Accommodation

Double glazed door with fixed side window giving access into the wide entrance hallway.

Hallway

L-shaped hall having loft hatch, wall lighting, radiator, built in storage cupboard and doors off:

Lounge

18'3" x 12'6" (5.56 x 3.81)

Double glazed dual aspect windows to the front & side, T.v connection, wall lighting, radiators and fire surround.

Kitchen Diner

19'8" x 8'10" (5.99 x 2.69)

Fitted with wall, base and drawer units, worktop surfaces, tiled splash-backs, free standing gas cooker, plumbing for a washing machine, voids for under counter fridge & freezer, radiator, part vinyl flooring, double glazed window overlooking the rear garden, double glazed rear door plus to the dining area there is a radiator and feature corner double glazed windows.

Bedroom 1

14'6" x 9'11" (4.42 x 3.02)

Having wardrobes, radiator and double glazed rear window.

Bedroom 2

10'11" x 9'4" (3.33 x 2.84)

Fitted wardrobes and has a radiator plus double glazed side window.

Bathroom

8'2" x 6'4" (2.49 x 1.93)

Comprising of a pedestal wash hand basin, push button toilet, bath with shower over, wall tiles, radiator, vinyl flooring and double glazed side window.



Outside

The front offers a driveway that leads up to the garage, the main garden is lawned with surrounding flower beds and mature tree.

The rear offers a sunny aspect garden with paved patio area for alfresco dining, the main garden is lawned with mature flower beds. For your added benefits there is a timber store plus access to the rear conservatory that is located just behind the garage.

Conservatory

7'9" x 6'10" (2.36 x 2.08 (2.35 x 2.09))

Fully double glazed with vinyl flooring a double glazed single door.

Garage

20'2" x 8'1" (6.15 x 2.46 (6.14 x 2.47))

Up and over door, rear window and mains power.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Continue over the mini roundabouts and head towards Dyserth. Turn right onto Dyserth Road Rhuddlan, then first right onto Conway Avenue, this impressive bungalow can be seen on your right.





Floor Plan

Floor area 97.5 sq.m. (1,049 sq.ft.) approx

Total floor area 97.5 sq.m. (1,049 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	

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.