

**22a Avondale Drive, Rhyl, Denbighshire,  
LL18 4EL**

**£250,000**

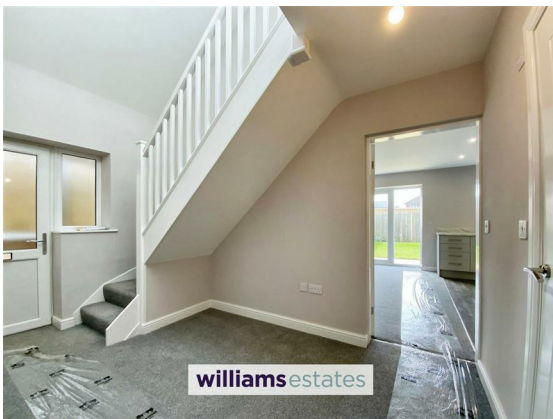
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**EPC - B85 Council Tax Band - Tenure - Freehold**

# Avondale Drive, Rhyl

## 3 Bedrooms - Bungalow - Detached

New Build - This individually designed dormer bungalow, recently built by an award winning local builder, briefly affords an impressive entrance hallway, ground floor WC, open plan living room with modern fitted kitchen, utility room, ground floor master bedroom with en-suite shower room. Upstairs offers a stunning family bathroom & two further double bedrooms. With new double glazing, gas central heating, driveway, integral garage and a sunny aspect rear garden. EPC B85. Freehold. Council TBC.



### Description

This individually designed New Build dormer bungalow, with a 10 year LABC warranty, was built by an award winning local builder & is ready now!. The accommodation offers an impressive entrance hallway, ground floor toilet, open plan living room with modern fitted kitchen, utility room and ground floor master bedroom with en-suite shower room. On the upper floor there is stunning family bathroom with Roll Top bath plus two further double bedrooms. Having all new fittings, including new double glazing, gas central heating, driveway, integral garage and a sunny aspect lawned garden to the rear. EPC will be B85. Freehold. Council TBC.



### Accommodation

Double glazed front door giving access into the impressive entrance hallway.

### Entrance Hallway

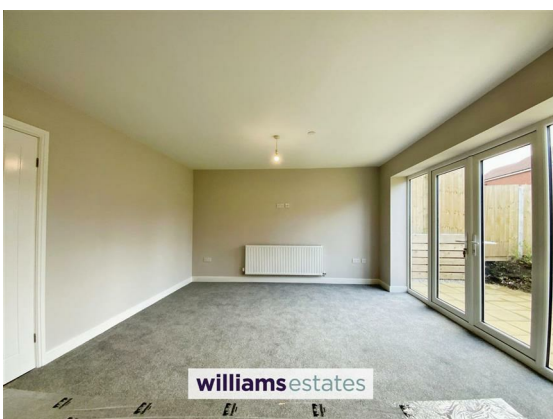
12'6" x 7'6" (3.81 x 2.29 (3.82 x 2.28))  
Feature turned staircase to the upper floor, radiator, double glazed window. Door to the ground floor toilet.

### Ground Floor Toilet

Comprising of a modern space saving vanity wash hand basin, push button toilet, vinyl flooring, radiator and extractor fan.

### Open Plan Lounge & Fitted Kitchen

22'5" x 14'6" (6.83 x 4.42 (6.84 x 4.43))  
The lounge has a radiator, ample power sockets, T.v connection point & double glazed french doors that lead out to the rear enclosed garden.  
Open plan kitchen fitted with a range of modern grey fronted wall, base and drawer units, complementary worktop surfaces with matching up-stands, integral dishwasher, space for a fridge freezer, built in oven, electric hob with extractor fan over, vinyl flooring, double glazed rear window and door to the utility room.



## Utility Room

6'0" x 5'11" (1.83 x 1.80)

With vinyl flooring, radiator, worktop surface with plumbing for washing machine, double glazed side window and door to the integral garage.

## Ground Floor Bedroom 1

12'7" x 11'10" (3.84 x 3.61)

Having a radiator, T.v connection, double glazed front window and door giving access into the en-suite shower room.

## En-Suite Shower Room

Comprising of a modern space saving vanity wash hand basin, push button toilet and double size shower enclosure, wall tiles, heated towel rail, extractor fan, vinyl flooring and double glazed side window.

## First Floor Landing

With feature velux window and doors off:

## First Floor Bathroom

9'8" x 5'7" (2.95 x 1.70)

Comprising of a modern vanity wash hand basin with deep drawers, push button toilet, Roll top bath with claw feet & mixer shower attachment, vinyl flooring, heated towel rail, inset spot lighting and large velux window.

## First floor Bedroom 2

15'8" x 14'6" (4.78 x 4.42)

Having T.v connection, radiator, velux window plus double glazed window overlooking the private lane and central willow tree.

## First Floor Bedroom 3

14'6" x 13'3" (4.42 x 4.04 (4.41 x 4.05))

Having a t.v connection, radiator, velux window plus double glazed rear window.

## Garage

17'11" x 8'10" (5.46 x 2.69 (5.47 x 2.70))

With up & over door, mains power, lighting plus door to the utility room.

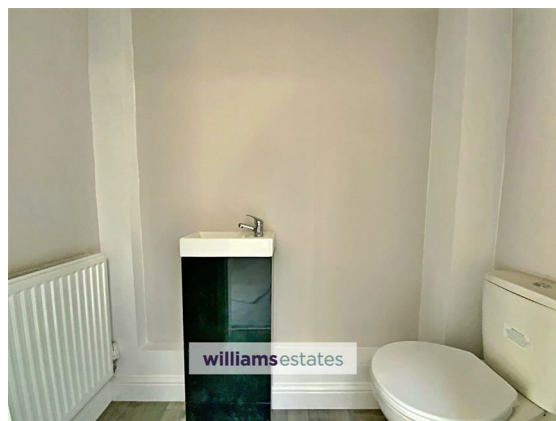
## Outside

Approached via the private Avondale Lane, the front garden offers a driveway and adjacent lawned area with flower bed, a paved path leads around the side of the bungalow and in turn gives access to the entrance door. Side access to the rear garden.

The rear has outside lighting, paved patio and the builder has laid turf and also planted some plants in the side flower bed.

## Directions

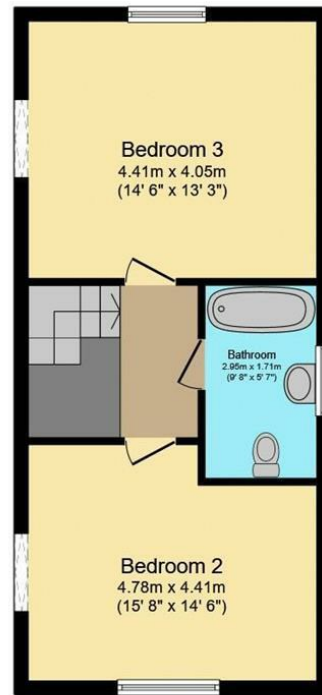
Proceed onto Grange Road which leads onto Dyserth Road and continue in the direction of New Pines, on the left there is a private lane named Avondale Drive and this bungalow will be located on your left.





### Ground Floor

Floor area 64.9 sq.m. (698 sq.ft.) approx



### First Floor

Floor area 44.4 sq.m. (478 sq.ft.) approx

Total floor area 109.3 sq.m. (1,176 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		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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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