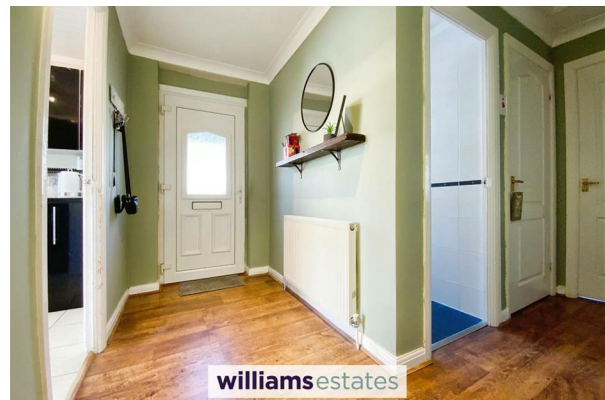


williams estates



**21 Oaklea Court, Rhyl, Denbighshire,
LL18 4NP**

£175,000

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EPC - D61 Council Tax Band - C Tenure - Freehold

Oaklea Court, Rhyl

2 Bedrooms - Bungalow - Detached

This linked detached bungalow is located within a small cul-de-sac just off Pendre Avenue. The accommodation briefly affords the entrance hallway, modern kitchen diner, rear lounge with access to a conservatory, bathroom plus two double bedrooms. Having double glazing, gas central heating, driveway, gardens and former garage now being utilised as a useful storage room. EPC is D61. Freehold. Council tax C.

Accommodation

Double glazed front door giving access into the hallway.

Entrance Hallway

L-shaped with laminate flooring, radiator, loft hatch, built in storage cupboard and doors off:

Kitchen Diner

14'1" x 9'3"

Fitted with black gloss wall, base and drawer units, worktop surfaces, dingle drainer sink with mixer tap, tiled splash-backs, plumbing for a washing machine, space for a slot in fridge freezer, tumble dryer and space for a slot in cooker with extractor fan over, radiator, tiled flooring, double glazed windows to the front and to the side plus built in storage cupboard housing the boiler.

Bathroom

7'4" x 6'4"

Comprising of a pedestal wash hand basin, toilet, L-shaped bath with shower over, glass shower screen, wall tiles, tiled flooring and double glazed side window.

Lounge

16'9" x 10'4"

Having a radiator, modern fire surround with electric fire, T.v connection and double glazed French doors that allow access into the rear conservatory.

Conservatory

10'8" x 9'5"

Fully double glazed, laminate flooring, radiator and double glazed French doors that lead out to the rear enclosed garden.

Bedroom 1

17'0" x 11'5"

Having a radiator and double glazed front window.

Bedroom 2

10'4" x 9'2"

Having a radiator and double glazed window looking out to the rear garden.

Store Room

16'1" x 9'6"

This former garage is now utilised as a useful store room/ hobby room, having mains power, double glazed front door plus high level window plus another double glazed door that leads to the rear garden.

Outside

The front offers a driveway and the main garden is gravelled perfect for low maintenance.


The rear enclosed garden offers a paved patio with gravelled areas.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Turn left into Trellewelyn Road then right onto Pendre Avenue and left into Oaklea Court.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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
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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.