



**22 Frances Avenue, Rhyl, Denbighshire,  
LL18 2LN**

**£155,000**

 2  1  1  C

**EPC - C69**

**Council Tax Band - C**

**Tenure - Freehold**



# Frances Avenue, Rhyl

## 2 Bedrooms - Bungalow - Detached

Having no onward chain, this detached bungalow is located within a popular area in South Rhyl. The accommodation briefly affords the entrance hallway, lounge diner, inner hallway, kitchen, bathroom, two bedrooms plus rear conservatory. Having double glazing, gas central heating, driveway, garage and enclosed rear garden. EPC is C69. Freehold. Council tax C.



### Accommodation

Double glazed front door giving access into the hallway

### Entrance Hallway

Having built in storage cupboard housing the boiler and glazed door leading into the lounge diner.

### Lounge Diner

19'5" x 11'10" (5.92 x 3.63)

With wall lighting, gas fire, radiators, double glazed side & front windows, Tv connection plus glazed door giving access to the inner hallway.

### Inner Hallway

Having a radiator, loft hatch and doors off:

### Kitchen

9'6" x 7'4" (2.91 x 2.24)

Fitted with wall, base and drawer units, corner shelving, worktop surfaces, tiled splash-backs, single drainer sink, built in double oven, gas hob with extractor fan over, plumbing for a washing machine, space for under counter fridge, vinyl flooring, double glazed window and side door.

### Bathroom

7'3" x 5'10" (2.23 x 1.80)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, fully tiled walls, extractor fan, radiator, vinyl flooring, built in cupboard and double glazed rear window.

### Bedroom 1

11'2" x 9'6" (3.42 x 2.91)

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

### Bedroom 2

11'1" x 7'4" (3.40 x 2.26)

With wall lighting, radiator and double glazed sliding door that allow access to the rear conservatory.

### Conservatory

8'4" x 7'4" (2.56 x 2.26)

Fully double glazed with door to the rear garden.



## Outside

The front offers a block paved driveway that leads up to the garage, the front is low maintenance with flower beds.

The rear is enclosed with paved patio, lawn and flower beds.

## Garage

Having timber double door plus side door that can be accessed via the rear garden.

## Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Turn right onto Pen Y Cefndy, this road continues onto Frances Avenue. This bungalow can be seen on your left.





**Floor Plan**

Total floor area 75.5 m<sup>2</sup> (812 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>87</b>
(69-80) <b>C</b>	<b>69</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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