

williams estates



7 Prince Edward Avenue, Rhyl, LL18 4PS

£139,950

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EPC - D57

Council Tax Band - C

Tenure - Freehold

Prince Edward Avenue, Rhyl

3 Bedrooms - House

Located close to all local amenities, this end of terraced house briefly affords the entrance hallway, ground floor modern toilet, lounge, kitchen with side utility room plus has a separate dining room. On the upper floor there is the landing, family bathroom plus three bedrooms. Having double glazing, gas central heating, enclosed front patio and to the rear there is a sunny aspect lawned garden. EPC is D57 . Freehold. Council tax band C.

Accommodation

Double glazed front door giving access into the entrance hallway.

Entrance Hallway

With tiled flooring, radiator and door to the ground floor toilet

Ground Floor toilet

Having a space saving wash hand basin over the toilet, tiled walls & flooring plus double glazed front window.

Lounge

13'10" x 10'11"

Having a radiator, laminate flooring, under stairs storage cupboard, T.v connection, double glazed front window and door to the kitchen.

Kitchen

10'2" x 8'3"

Fitted with wall, base and drawer units, worktop surfaces, tiled splash-backs, space for a slot in style electric cooker, tiled flooring, radiator, double glazed front window, door to the rear garden and bi-folding door giving access to the utility.

Utility Room

8'0" x 3'4"

Having a double glazed side window, wall mounted boiler, plumbing for a washing machine, space for a tumble dryer & void for a fridge freezer

Dining Room

10'3" x 9'8"

This additional room has a fire surround, radiator, picture rail, double glazed side window, gas & electric meters.

First Floor Landing

With loft access & double glazed window.

Bedroom 1

13'10" x 9'8"

With radiator, built in storage cupboards / wardrobes and double glazed front window.

Bedroom 2

11'2" x 11'0"

With built in wardrobe/storage cupboard, radiator and double glazed front window.

Bedroom 3

8'3" x 7'3"

With radiator and double glazed front window.

Bathroom

6'4" x 4'11"

Comprising of a wall hung wash hand basin, toilet, bath with shower over, fully tiled walls, heated towel rail, tiled flooring and double glazed window.

Outside

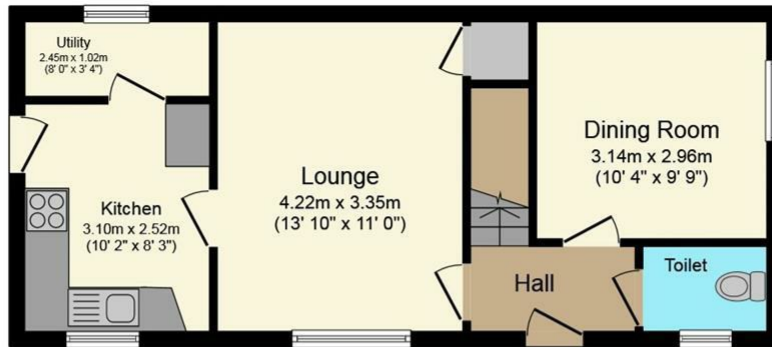
The front offers a corner paved patio with side access to the rear garden.

The sunny aspect rear garden offers a lawned enclosed garden.

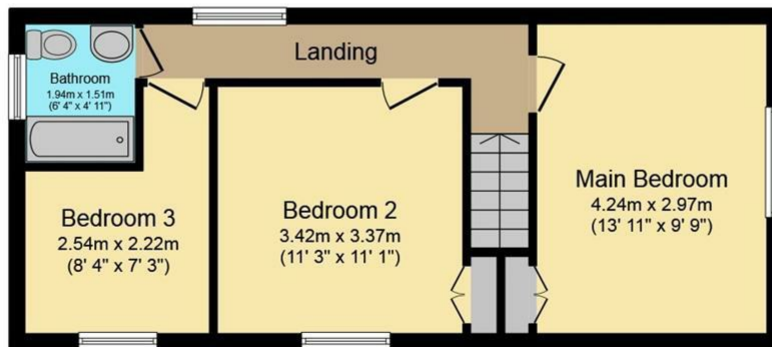
Directions

Proceed onto Vale Road and turn left at the traffic light onto Price Edward Avenue. This house can be located on the right hand side and on the corner.





Ground Floor



First Floor

Total floor area 85.3 m² (918 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		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.