



3 Cheltenham Avenue | Rhyl | Denbighshire | LL18 4DN

£150,000

This traditional built two bedroom detached bungalow is close to schools and shops and is within easy access of Rhyl's Town centre and Promenade. Internally it offers good size accommodation with the benefit of having a detached garage and a sunny garden.

- Two bedrooms
- Detached
- Detached garage
- Well presented
- Gardens

Internally it offers lounge, kitchen/diner, two bedrooms, shower room and can be described as ready to 'walk-into'

**UPVC DOUBLE GLAZED DOOR:** into:

**ENTRANCE PORCH:**

6' 3" x 5' 3" (1.93m x 1.62m) With power points and uPVC double glazed windows overlooking the side and front. Timber door with feature circular glazed frosted window into:

**L-SHAPED RECEPTION HALL:**

13' 2" max x 10' 7" max (4.03m x 3.23m) With power points, double panelled radiator, picture rail and uPVC double glazed frosted window.

**LOUNGE:**

13' 3" into bay x 12' 11" (4.05m x 3.95m) With power points, T.V aerial point, double panelled radiator, picture rail, coved ceiling, feature fireplace with gas fire insert and uPVC double glazed box bay window overlooking the front.

**KITCHEN/DINER:**

15' 0" x 10' 9" (4.58m x 3.30m) Having an array of fitted units to include wall cupboards, worktop surfaces with drawer and base cupboards beneath, single drainer stainless steel sink with mixer tap over, space and plumbing for automatic washing machine, space for tall standing fridge/freezer, electric 'Lamona' oven with four ring halogen 'Lamona' hob over with extractor hood above. Power points, spotlighting, further wall cupboard housing the electric consumer unit and electric meter, built-in cupboards housing the 'Vaillant' combination boiler which supplies the domestic hot water system and radiators, extractor fan, fireplace with tiled heart part tiled walls, double panelled radiator, tiled floor, dual aspect uPVC double glazed windows overlooking the side and rear and uPVC double glazed door leading onto the rear garden.

**BEDROOM ONE:**

11' 4" x 8' 6" (3.46m x 2.61m) With power points, picture rail, double panelled radiator and uPVC double glazed window overlooking the side.

**BEDROOM TWO:**

10' 3" max x 8' 10" (3.13m x 2.71m) With power points, radiator, picture rail and uPVC double glazed window overlooking the side.

**SHOWER ROOM:**

6' 5" x 5' 6" (1.97m x 1.68m) Having a three piece suite comprising corner shower cubicle with mains shower over, low flush W.C pedestal wash hand basin, loft access hatch, fully tiled walls, tiled floor, shaver point, towel rail incorporating radiator, extractor fan, inset spotlighting and uPVC double glazed frosted window.

**OUTSIDE:**

Double wrought iron gates give access onto driveway providing off street parking leading to a detached garage with up and over door, power and light. The garden to the front is mature with a small lawn area, borders containing an array of plants and shrubs and is bounded by brick walling.

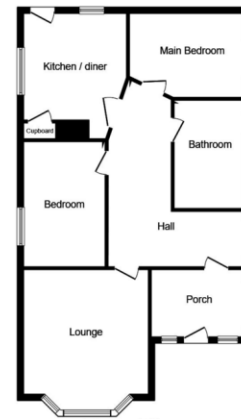
The garden to the rear enjoys a sunny and secluded position being mature with established plant and shrubs with a paved area with raised borders ideal for planting vegetable or herbs, outside tap and gas meter. The Garden to the rear is bounded by some block walling and concrete post and timber fencing.

**DIRECTIONS:**

Proceed away from the Rhyl Office over the bridge onto Grange Road and continue onto Dyserth Road, take the left turn onto Cheltenham Avenue and the property can be seen on the right hand side by way of a For Sale board.

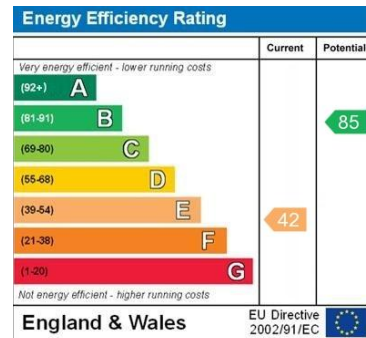
**SERVICES:**

Mains water, gas and electricity are believed available or connected. All services have not been checked by the selling agent.



**Floor Plan**

Total floor area 82.3 sq.m. (885 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



New boiler installed after this EPC was done.

**COUNCIL TAX BAND**  
Tax band: C

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Denbighshire County Council

**DATE**  
10/05/2021

**Contact Details**

19 Clwyd Street, Rhyl, Denbighshire, LL18 3LA

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