

NEW

PETER LARGE
— ESTATE AGENTS —



21 Cedar Avenue | | Rhyl | LL18 4JS

£155,000

This link detached bungalow is situated in a cul-de-sac location and offers a spacious lounge/diner, good size fitted kitchen, two double bedrooms and bathroom. Benefitting from gas fired heating, driveway, garage and a large rear garden ideal for the keen gardener. Early viewing is recommended.

- Popular location
- Cul-de-sac position
- Two double bedrooms
- Good size lounge/diner
- Driveway & Garage

uPVC and double glazed Entrance Door into:-

L-SHAPED RECEPTION HALL

With radiator, loft access point and useful storage cupboard.

SPACIOUS LOUNGE/DINER

18' 9" x 10' 11" (5.73m x 3.33m) With a feature electric fire having a marble effect inset and hearth with timber surround, coved ceiling, power points, radiator and a uPVC double glazed window to the front elevation.

KITCHEN

13' 7" x 8' 9" (4.16m x 2.67m) Which can be accessed from either the lounge/diner or the hallway. Having an extensive range of base cupboards and drawers with worktop surface over, matching wall units, one and quarter single drainer stainless steel sink with mixer tap over, space for a gas cooker, part tiled walls, power points, radiator, further work surface with space for under counter freezer, plumbing installed for automatic washing machine, built-in cupboard with radiator, shelving and the 'Worcester' gas fired boiler serving the domestic hot water and heating system, uPVC double glazed window to the front and side elevations.

BEDROOM ONE

13' 10" x 9' 10" (4.23m x 3.02m) Having a storage area with hanging rails, radiator, power points, double glazed sliding patio doors providing an outlook and access to the rear garden.

BEDROOM TWO

10' 1" x 8' 10" (3.08m x 2.70m) With radiator, power points and a uPVC double glazed window overlooking the rear garden.

BATHROOM

7' 2" x 6' 5" (2.20m x 1.96m) Having a three piece suite in white comprising panelled bath and shower over, pedestal wash hand basin, low flush w.c., chrome heated towel rail, fully tiled walls and a obscure glazed window.

OUTSIDE

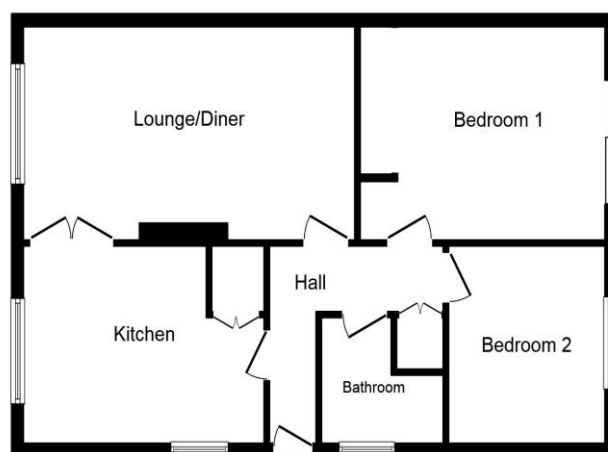
The property is approached over a concrete driveway providing ample off road parking, the garden to front is laid to lawn, the driveway leads to a linked GARAGE with up and over door and personnel door access, having power and light installed and door giving access to rear. The good size enclosed rear garden enjoys a paved patio with lawn adjoining having floral borders bounded by timber fencing with a timber Garden Store.

SERVICES

Mains electric, gas and drainage are believed available with water to be confirmed. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

Proceed away from the Rhyl office along Russell Road onto Rhyl Coast Road, at the traffic lights turn right onto Ty Newydd Road and proceed over the bridge, turn first left onto Ffordd Anwyl, turn first right onto Cedar Avenue and the property will be seen on the right hand side.



Floor Plan

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND
Tax band: C

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE
19/08/2021

Contact Details

19 Clwyd Street, Rhyl, Denbighshire, LL18 3LA

www.peterlarge.com

01745 334411

rhyl@peterlarge.com

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.