



## Pen Y Maes Avenue, Rhyl – LL18 4EB

£160,000 Freehold

No onward chain—ideal for first-time buyers!

Finished to a high standard, this home offers a spacious lounge, separate dining room, modern kitchen, and stylish ground floor shower room. Upstairs are two double bedrooms. Outside, there's an enclosed rear garden, off-road parking, and a detached garage.

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### Lounge

12' 1" x 11' 3" (3.68m x 3.43m)

Bright and welcoming with a large bay window and feature fireplace – perfect for cosy evenings.

### Dining Room

12' 4" x 8' 8" (3.76m x 2.64m)

Separate dining space with neutral décor and access through to the kitchen, ideal for family meals or entertaining.

### Kitchen

11' 6" x 9' 1" (3.51m x 2.78m)

Recently updated with sleek high-gloss units, integrated appliances, and plenty of worktop space. Window overlooks the rear garden with access to outside.



### **Shower Room**

5' 3" x 5' 10" (1.60m x 1.77m)

Ground floor modern and compact shower room with a walk-in shower, vanity unit and WC – finished in neutral tones.

### **Main Bedroom**

12' 0" x 11' 8" (3.66m x 3.56m)

Spacious double with bay window, carpeted and ready to make your own.

### **Bedroom Two**

12' 5" x 8' 10" (3.78m x 2.70m)

Another good-sized double room overlooking the rear garden – light and airy with neutral décor.

### **Garage**

A detached garage for extra storage or workshop use.



Approx Gross Internal Area  
70 sq m / 758 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

A well-maintained rear garden with a neat lawn and a path leading down to a seating area ideal for outdoor dining, or enjoying a quiet moment outdoors. Enclosed and private, the space is perfect for both everyday use and entertaining in the warmer months.

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