



**Roland Avenue  
Kinmel Bay  
Rhyl  
Conwy  
LL18**

**Offers In Excess Of £235,000**

**bettermove**

# Roland Avenue

## Rhyl

Bettermove are proud to present this 4 bed detached house. Available with no forward chain.

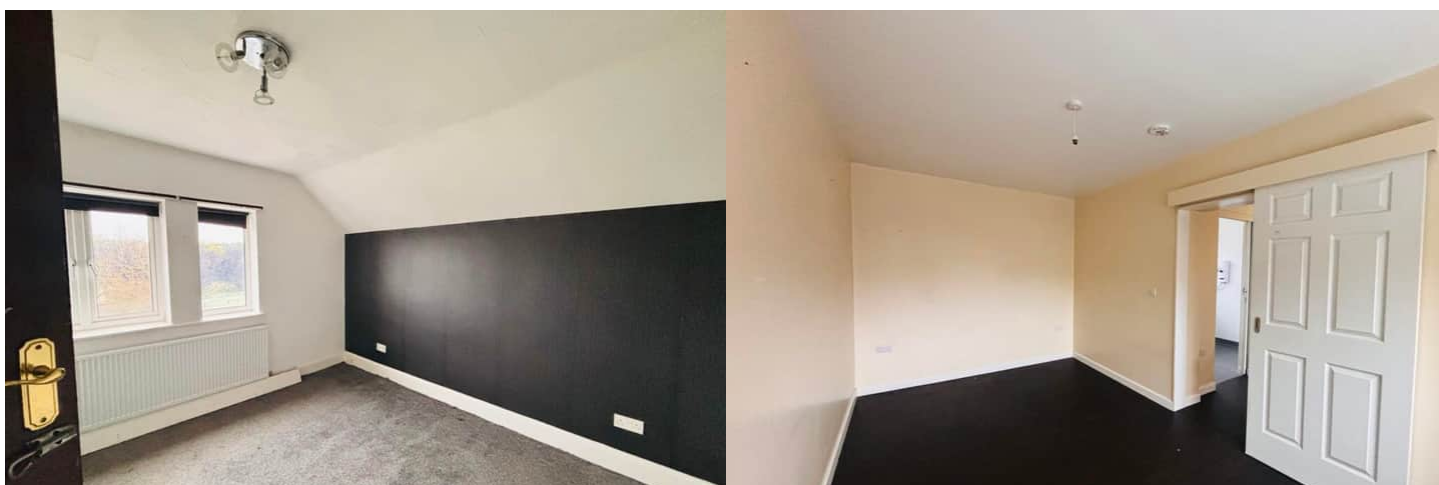
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is E.

The interior of this well presented property comprises a spacious living room, dining room, boiler room, wet room, garden room, first bedroom and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms with the master bedroom including an on-suite, study and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of X, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Rhyl train station (1.6 miles), variety of bus routes and the A55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

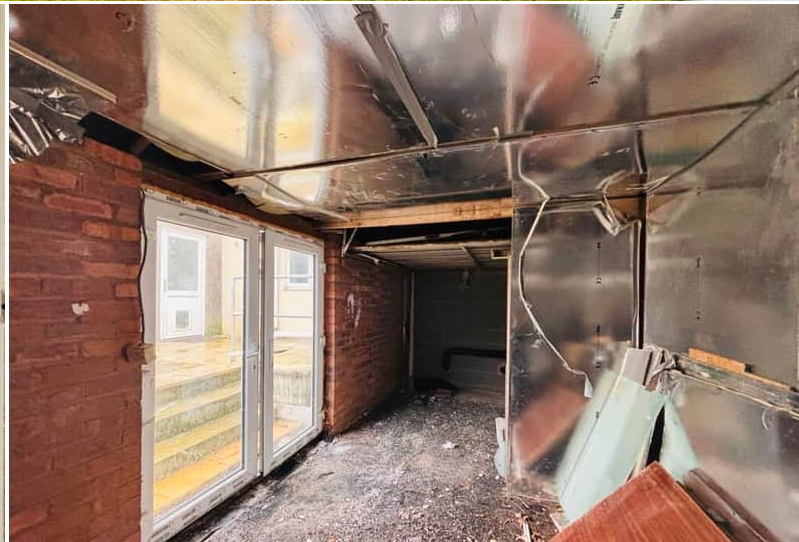
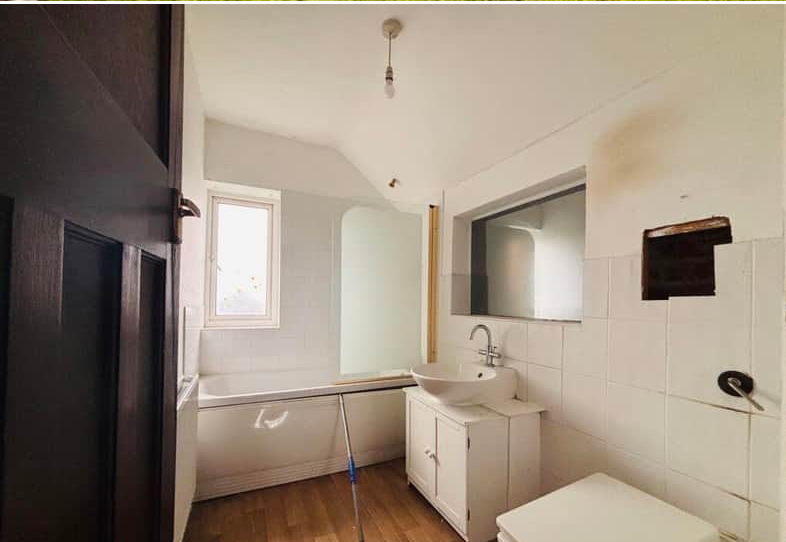


For illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)