

Padarn, New Road, Rhuddlan, Denbighshire LL18 5PF

£270,000

🛏️ 2 🚿 1 🛋️ 2

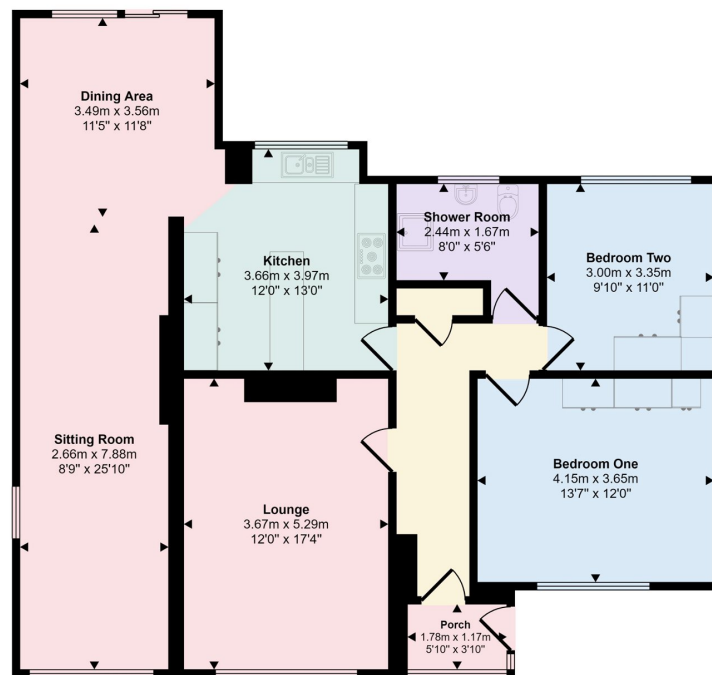


This impressive semi detached bungalow occupies a prominent location standing near to Rhuddlan Golf Course and within half a mile of this popular historic village centre. It has been extended by the present owners and is of deceptively spacious dimensions. No expense appears to have been spared in its refurbishment and it is appointed to a high standard throughout. The accommodation is tastefully decorated throughout and is ready to walk into with a 21st century style kitchen, renewed shower room and ample parking.

## Key Features

- VILLAGE LOCATION
- DECEPTIVELY SPACIOUS
- RECENTLY EXTENDED
- HIGH STANDARD THROUGHOUT
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN & SHOWER ROOM
- LARGE REAR GARDEN
- COUNCIL TAX BAND -D
- EPC - tbc - FREEHOLD

Approx Gross Internal Area  
114 sq m / 1230 sq ft



Floorplan

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.

### 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 regulations 2008 and are governed by the business from misleading marketing regulations 2008.