2 Ffordd Aber, Rhuddlan, LL18 2SJ

£315,000

🍋 4 🚰 2 🚘 1



PETER LARGE

- ESTATE AGENTS ———

This impeccable FOUR-BEDROOM detached dormer bungalow is situated on a good size corner plot and nestled within a historic village of Rhuddlan. For the outdoor enthusiasts, a plethora of walking and cycling routes are readily available to further explore the picturesque surroundings. The bungalow boasts a spacious and welcoming reception room with a large window, the openplan kitchen is another highlight, offering ample dining space seamlessly flowing into the rear conservatory. With four double bedrooms, third bedroom benefits from an en-suite bathroom. Driveway with double garage provides secure parking with utility to the rear, while additional parking to the side being ideal for campervan/caravan or boat. The garden serves as an ideal spot in tranquil surroundings for relaxation.

rhyl@peterlarge.com

01745 334411

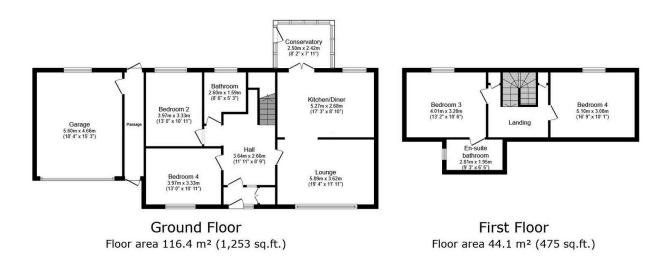
www.peterlarge.com



Key Features

- DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND E

- LARGE DOUBLE GARAGE
- LARGE KITCHEN DINER
- CORNER PLOT WITH DOUBLE AND SINGLE DRIVEWAYS
- EPC C
- DATE INSTRUCTED 18/04/24



TOTAL: 160.5 m² (1,728 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Dowered by www.Propertybox.io

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

These particulars, whilst believed to be accurate, are set out to for guidance only and do not constidute 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 theur 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.