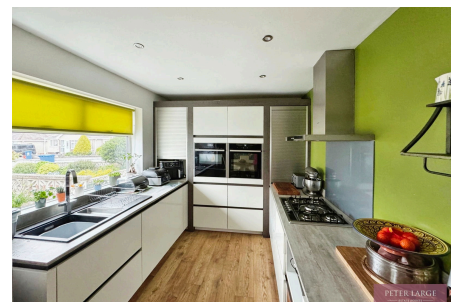
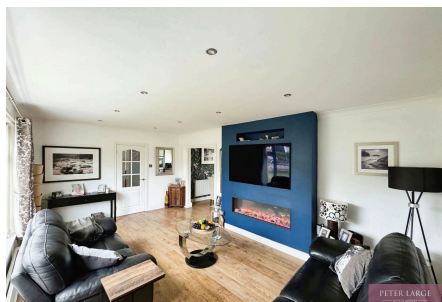


2 Ffordd Aber, Rhuddlan, LL18 2SJ

£315,000

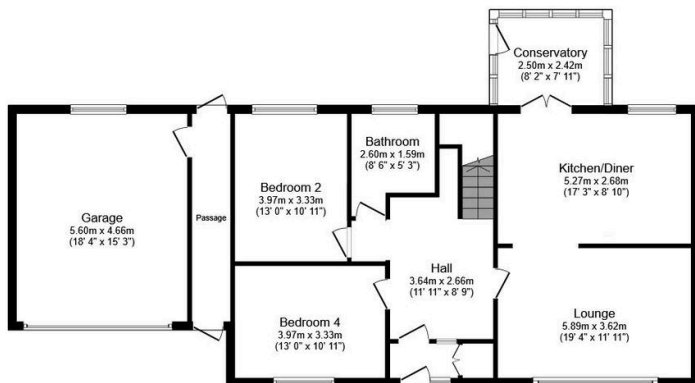
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This impeccable FOUR-BEDROOM detached dormer bungalow is situated on a good size corner plot and nestled within a historic village of Rhuddlan. For the outdoor enthusiasts, a plethora of walking and cycling routes are readily available to further explore the picturesque surroundings. The bungalow boasts a spacious and welcoming reception room with a large window, the open-plan 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.

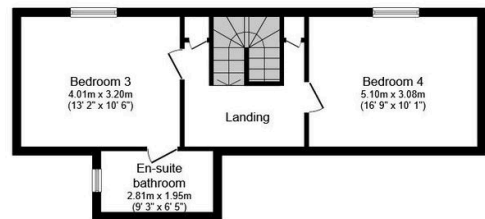
## Key Features

- 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



Ground Floor

Floor area 116.4 m<sup>2</sup> (1,253 sq.ft.)



First Floor

Floor area 44.1 m<sup>2</sup> (475 sq.ft.)

TOTAL: 160.5 m<sup>2</sup> (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). Powered by [www.Propertybox.io](http://www.Propertybox.io)