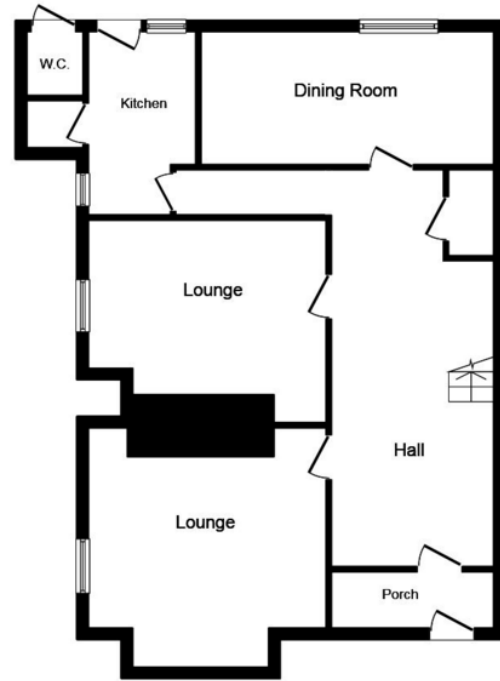
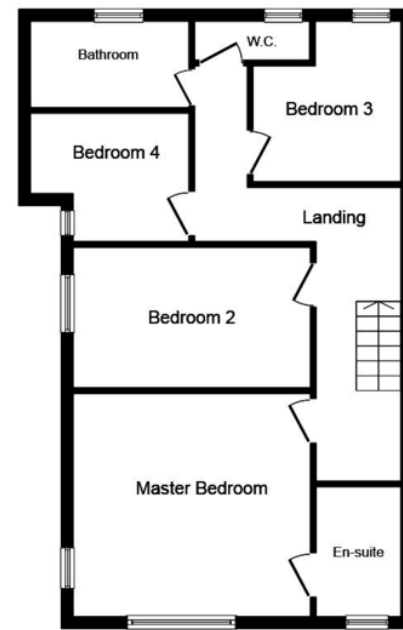


NEW

PETER LARGE
ESTATE AGENTS



Ground Floor



First Floor

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
AWAITING EPC			
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

COUNCIL TAX BAND
Tax band E

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE:
1st October 2020



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Cilmeri, Rhyl Road, Rhuddlan, Denbighshire, LL18 2TR

£285,000

- Edwardian Property
- Retaining its character and charm
- Four bedrooms
- Off street parking and garage

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



This lovely Edwardian semi detached property is full of charm and character withholding most of its original features and set within the popular village of Rhuddlan close to local shops, public services and schools. Rhuddlan boasts a medieval Castle, Golf course, cycle and pedestrian recreational routes. The property consists of lounge, sitting room, dining room, kitchen with small utility to the ground floor and four bedrooms, bathroom and separate toilet to the first floor. It has ample off street parking leading to garage with old stable block attached and room above ideal project for conversion to an Annex or holiday flat (subject to conditions) and good size gardens to the rear with extensive parking.

TIMBER GLAZED FROSTED DOOR:

Into: **VESTIBULE:** 5' 4" x 5' 1" (1.63m x 1.56m) With original mosaic tiled floor, single panel radiator, wall mounted cupboard housing the electric meter and consumer unit. Timber frosted door with stained glass leaded windows and stained glass leaded panels to side into:

L-SHAPED RECEPTION HALL:

24' 8" max x 6' 3" over stairs (7.53m x 1.91m) With power points, single panel radiator and large under stairs store providing ample storage.

LOUNGE:

14' 0" into bay x 13' 9" (4.27m x 4.20m) Having a feature fireplace with timber surround, tiled back and marble hearth with remote control gas fire inset, power points, T.V aerial point, coved ceiling, picture rail, double panelled radiator, ceiling rose, timber double glazed box bay window overlooking the front and timber double glazed window overlooking the side.

SECOND SITTING ROOM:

14' 8" into bay x 11' 5" (4.49m x 3.49m) Having coved ceiling, picture rail, power points, double panelled radiator, T.V aerial point, feature fireplace with timber surround, marble back and hearth and gas fire inset and timber double glazed box bay window overlooking the side.

DINING ROOM:

12' 3" x 11' 3" (3.74m x 3.43m) With coved ceiling, picture rail, power points, single panel radiator and timber double glazed window overlooking the rear.

KITCHEN WITH BREAKFAST AREA:

15' 7" x 8' 2" (4.77m x 2.50m) Having a comprehensive range of cream fronted units comprising, wall cupboards, worktop surface with drawer and base cupboards beneath, integrated fridge, integrated 'Indesit' dishwasher, tall standing unit with 'Baunatic' electric oven, four ring gas hob with extractor fan over, part tiled floor, part tiled walls, coved ceiling, dado rail and double panelled radiator. Large pantry with plumbing and space for automatic washing machine, space for tumble dryer, timber glazed frosted window, extractor fan and wall mounted boiler which supplies the domestic hot water and radiators. Timber double glazed window overlooking the rear of the garden and timber double glazed door leading onto the rear garden.

STAIRS:

From the reception hall leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:

With power points and single panel radiator.

BEDROOM ONE:

13' 10" x 13' 0" max (4.24m x 3.97m) With power points, coved ceiling, picture rail, double panelled radiator, alcove with sink in vanity unit and tiled splashback, dual aspect timber double glazed windows overlooking the side and front.

EN-SUITE:

7' 7" x 4' 11" (2.33m x 1.52m) Having a three piece suite in white comprising pedestal wash hand basin, low flush W.C, corner shower cubicle with electric shower over, picture rail, part tongue and groove walls, double panelled radiator, extractor fan and timber double glazed window overlooking the front.

BEDROOM TWO:

12' 5" x 11' 6" (3.81m x 3.52m) Having fitted wardrobes incorporating sink in vanity unit with tiled splashback, single panel radiator, power points, coved ceiling, picture rail, timber double glazed window overlooking the side.

BEDROOM THREE:

12' 2" max x 8' 8" (3.73m x 2.65m) With coved ceiling, power points, picture rail, double panelled radiator and timber double glazed window overlooking the rear.

BEDROOM FOUR:

10' 11" max x 8' 6" (3.34m x 2.61m) With power points, single panel radiator and timber double glazed window overlooking the side.

BATHROOM:

8' 8" x 6' 10" (2.65m x 2.10m) Having a three piece suite in white comprising panelled bath, pedestal wash hand basin, shower cubicle with electric shower over, access to roof space, part tongue and groove walls, double panelled radiator and timber double glazed frosted window.



Large linen cupboard providing ample storage which also houses the copper lagged cylinder.

SEPARATE TOILET:

5' 2" x 4' 1" max (1.59m x 1.26m) Having part tongue and groove walls, single panel radiator, low flush W.C and timber double glazed frosted window.

OUTSIDE:

Driveway providing ample off street parking for several vehicles to the side and front of the property with a border containing a variety of established plants and shrubs. Drive leads down to the old stable outbuilding with detached Garage 13' 6" x 8' 8" (4.13m x 2.65m) with timber double doors, power and light with ample space. The ground floor stable block 12' 11" x 12' 0" (3.95m x 3.66m) having a cobbled stone floor, timber glazed window and stairs leading to upper floor 21' 5" x 13' 1" (6.53m x 3.99m) with timber glazed window overlooking the side, beam ceiling, power and light making this an ideal project for Annex or holiday flat (subject to planning). Outside W.C attached to the property with high flush W.C, part tiled walls, terracotta tiled floor and timber frosted window. The rear garden is mainly laid to two lawn areas with a patio area ideal for Alfresco dining, borders containing a variety of established plants and shrubs and is bounded by brick walling.

DIRECTIONS:

Proceed away from the Rhyl office over the Vale Road bridge onto Vale Road continue onto Rhuddlan Road heading towards Rhuddlan. On entering the village of Rhuddlan on Rhyl Road and the property can be seen on the left hand side by way of a For Sale board just before the pedestrian crossing.

SERVICES:

Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the Selling Agent.

