

## 1 Afallon Cottages Princes Road, Rhuddlan, Denbighshire, LL18 5PU

**£170,000**

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**EPC - E48**

**Council Tax Band - C**

**Tenure - Freehold**

# Princes Road, Rhuddlan

## 1 Bedrooms - House

Being Quaint and beautifully presented throughout, this end of terrace cottage is situated in the village of Rhuddlan. Currently being used as an air BnB making this property an ideal investment opportunity or even perfect for a first time buyer. Short walking distance from all local amenities, river Clwyd and the remarkable Rhuddlan Castle. This property benefits from off road parking to the rear and a low maintenance garden. Viewing is highly recommended.



### Accommodation

Via a modern front door leading into:

#### Entrance Hall

Having a loft access hatch, cupboard housing the electrics, stairs to the first floor landing, lighting and doors off.

#### W.C.

4'3" x 3'3" (1.30m x 1.00m)

Having a low flush W.C., vanity hand wash basin with stainless steel mixer tap over, partially tiled walls, wall mounted mirror with lights and inset spot lighting.

#### Lounge

13'3" x 9'8" (4.06m x 2.96m)

Having lighting, power, double glazed uPVC window to the side, uPVC double glazed window to the front and featured timber beam affect.

#### Open Plan Kitchen Diner

15'1" x 11'11" (4.62m x 3.65m)

Comprising of base and drawer units with worktop over, stainless steel sink with a drainer with stainless steel mixer tap over, integrated electric oven with a four ring electric hob and a stainless steel extractor fan with splash back, void for a washing machine, integrated microwave, integrated fridge, uPVC double glazed window to the side elevation, space for dining, store cupboard ideal for coat hanging and ironing board, door off to the rear leading out to a the rear yard.



#### Stairs to the First Floor Landing

Having double glazed window to the side, loft access hatch, lighting and a second loft access hatch.

#### Bedroom One

11'6" x 10'10" (3.53m x 3.32m)

Having lighting, power points, wall mounted electric heater and an en-suite off and a uPVC double glazed window to front.



### En-suite

7'3" x 5'4" (2.23m x 1.65m)

Having a low flush W.C., wall mounted heated towel rail, vanity hand wash basin with a stainless steel mixer tap over, walk in shower enclosure with wall mounted shower head, inset lighting, extractor fan, fully tiled walls, fully tiled flooring and a wall mounted mirror with a light.

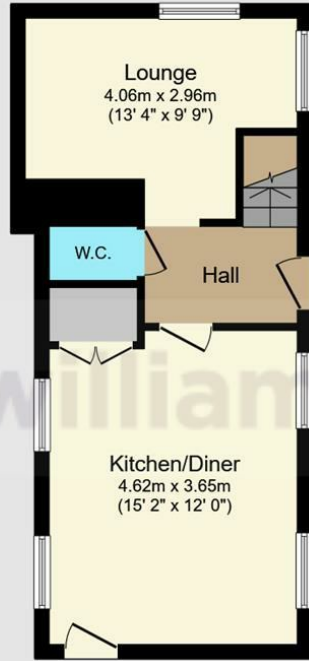
### Outside

Approached via a shared gravelled driveway, space for parking to the rear, also to the rear is a patio area perfect for alfresco dining.

### Agent Notes

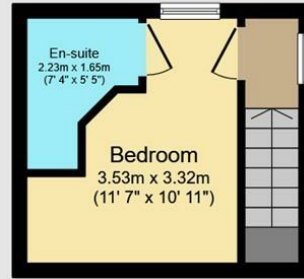
The property benefits from underfloor heating





### Ground Floor

Floor area 34.7 sq.m. (373 sq.ft.)



### First Floor

Floor area 14.4 sq.m. (155 sq.ft.)

**TOTAL: 49.1 sq.m. (528 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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