



## 16 Barrfield Road

Rhuddlan, Rhyl, LL18 2RY

**£525,000**



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Upstairs, the landing offers ample storage, leading to two more double bedrooms and an additional bathroom.

The low-maintenance rear garden features artificial turf and designated areas for dining, entertaining, or simply enjoying the surroundings. Access to a garage provides excellent storage space. At the front, a newly laid driveway offers ample parking for multiple cars.

This property represents a stunning opportunity in Rhuddlan, blending luxurious finishes with practical living in a superb location.

## Hall

### Lounge

17'4" x 12'9" (5.30m x 3.89m)

### Kitchen & Dining Room

20'1" x 20'1" (6.14m x 6.14m)

### Utility

### Bathroom

10'4" x 9'4" (3.16m x 2.87m)

### Bedroom One

11'6" x 10'5" (3.52m x 3.18m)

### En-Suite

7'1" x 3'11" (2.17m x 1.20m)

### Bedroom Four

15'0" x 9'4" (4.58m x 2.85m)

### Bedroom Five

10'11" x 9'4" (3.34m x 2.85m)

### Landing

### Bedroom Two

15'0" x 13'9" (4.59m x 4.20m)

### Bedroom Three

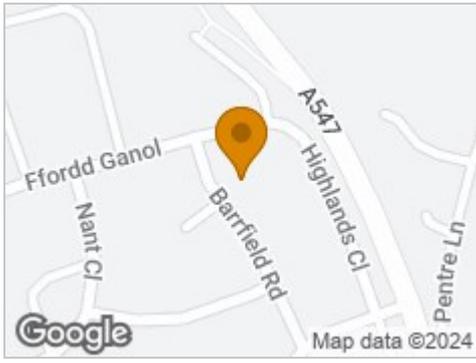
13'8" x 12'1" (4.19m x 3.70m)

### Bathroom

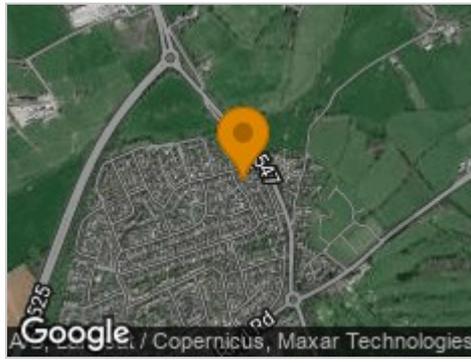
6'11" x 5'2" (2.11m x 1.60m)



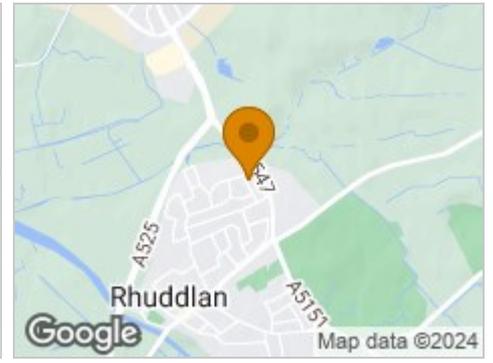
## Road Map



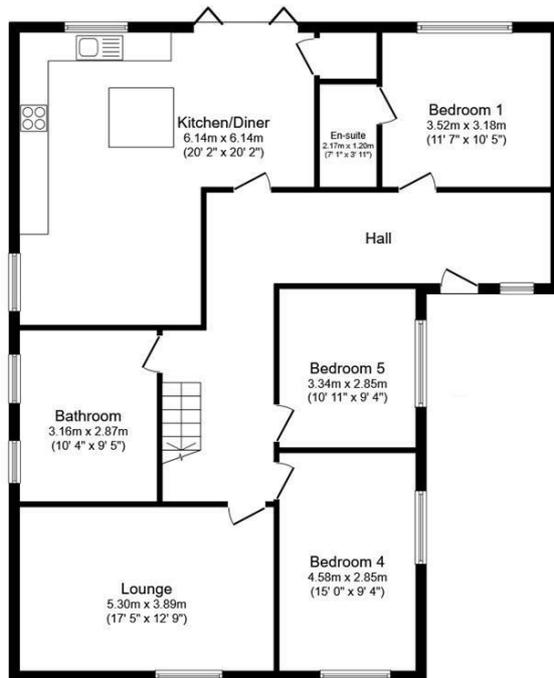
## Hybrid Map



## Terrain Map

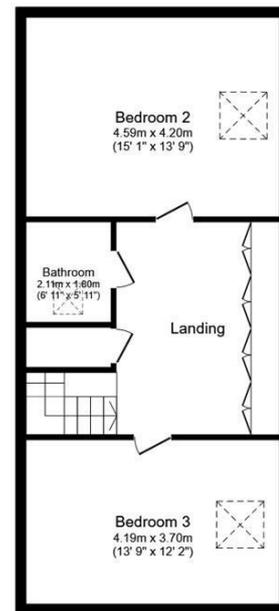


## Floor Plan



### Ground Floor

Floor area 125.3 m<sup>2</sup> (1,348 sq.ft.)



### First Floor

Floor area 65.0 m<sup>2</sup> (699 sq.ft.)

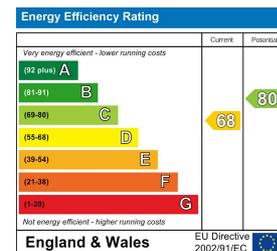
**TOTAL: 190.2 m<sup>2</sup> (2,048 sq.ft.)**

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

## Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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