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13 Highlands Close, Rhuddlan, Denbighshire LL18 2RU

MUST BE VIEWED TO BE FULLY APPRECIATED

An opportunity to acquire an Impressive individually designed split level detached House set over three floors in a much sought after prime residential location within a sought after village location with impressive views over nearby countryside yet being within easy access of the A55 Expressway, village amenities including Rhuddlan Golf Club and the local Retail Park. Accommodation briefly affords: The property benefits from silicone rendering to its exterior and briefly affords to its interior: Entrance Hall, Through Lounge, Dining Room, Kitchen & Utility Room. 6 Bedrooms, Bathroom, Shower Room & En Suite. Integral Garage & Double Driveway. Good sized enclosed rear garden.



Offers Over £600,000

13 Highlands Close, Rhuddlan, Denbighshire, LL18 2RU

Hall

Laminate flooring, coved ceiling, power points and glass bricks to one wall. With Cloaks off having WC and wash hand basin. Half tiled walls, laminate flooring and useful built in storage cupboards with louvre doors.

Through Lounge

22' x 15'6 (6.71m x 4.72m)

Feature reclaimed brick fireplace and alcove with log burner and having solid wood overmantle. Coved and textured ceiling. uPVC double glazed picture window gives aspect over the front garden and views over nearby countryside. Two radiators, power points. Twin uPVC double glazed French doors with matching side panels gives access to the feature patio area.

Dining Room

19'9 x 12'4 (6.02m x 3.76m)

Fitted dresser style unit with glazed display cabinets, shelving wine racking and storage cupboards. Laminate flooring, power points and uPVC double glazed French door to the left hand side gives access to the feature patio area. Full length double glazed window to the rear gives pleasant aspect over the rear garden.

Kitchen

12'2 x 9'4 (3.71m x 2.84m)

Range of base units and matching wall cupboards complimented by granite work surfaces and tiled splash backs. Inset sink unit with rinsing sink and tower mixer taps. Rangemaster gas cooker with double oven having extractor hood over. White uPVC double glazed window

Utility Room

7'6 x 7'9 (2.29m x 2.36m)

Formica work surface having stainless steel sink unit. Space and plumbing for automatic washing machine and dishwasher. Ceramic tiling to floor and uPVC double glazed windows give aspect over countryside and the rear garden. Door to exterior.

Master Bedroom

16'3(to front of wardrobe) x 12' (4.95m(to front of wardrobe) x 3.66m)

Fitted wardrobes having mirrored sliding doors and being 2' deep. Timber floorboarding and coved ceiling. Twin uPVC double glazed windows give impressive aspect over nearby countryside.

En Suite Bathroom Off

Four piece suite including panelled bath with chrome effect telephonic shower control off taps and tiled shower enclosure having glazed splash screen and sliding door. Pedestal wash hand basin and close couple W.C. Vinyl floor covering, coved ceiling, uPVC double glazed window with venetian blinds.

From the ground floor Hallway there is a staircase down to

Lower Ground Floor

Hallway

Carpet, two radiators and power point. Built in storage cupboards and personnel door to the Integral Garage.

Box Room Off

Electric lighting, work surface and shelving.

Shower Room

Raised shower area with tiled walls, tiled floor and chrome effect shower control. Shaped pedestal wash hand basin and close couple W.C. Tiled walls, textured ceiling, tiled floor and uPVC double glazed window.

Games Room/ Bed 6

21' x 15' (6.40m x 4.57m)

Coved and textured ceiling and two uPVC double glazed windows

Bedroom 4

11'7 x 15'7 (3.53m x 4.75m)

Built in full length fitted wardrobes, carpet & uPVC double glazed window to front.



Home Office/Bedroom 5

10'7 x 20'9(maximum measurements) (3.23m x 6.32m(maximum measurements))

Four uPVC double glazed windows and timber wardrobe with adjacent low cupboard. Personnel door from the Lower Ground Hallway leads to the

Integral Garage

22' x 10'5 (6.71m x 3.18m)

Electrically operated roller door. Electric power and light laid on. Work surface, shelving and uPVC double glazed window. Gas and electric meter. Controls and meters for solar panels.

First Floor Landing Area

16'9" x 14'0"(maximum measurements) (5.13m x 4.27m(maximum measurements))

Carpet and sealed unit double glazed skylight window with aspect over nearby countryside.

Bathroom

With three piece suite. Part timber clad and tiled walls, vinyl floor covering, fan heater and uPVC double glazed window.

Attic Room currently used as Bedroom 2

19' x 9'2 (5.79m x 2.79m)

Radiator, carpet and power points. uPVC double glazed window.

Attic Room currently used as Bedroom 3

12'10(plus alcove) x 8'9 (3.91m(plus alcove) x 2.67m)

Radiator, carpet, power points and uPVC double glazed window with aspect over nearby fields.

Exterior

Brickwork boundary wall with capped pillars and having twin resin coated driveways for access and egress. Stonework steps to composite front door and timber gates to either side of the property. Resin coated hardstanding to the right hand side provides extra parking for Caravan and/or Boat. Metal personnel gate to enclosed rear garden. Paved steps up to rear garden that is mainly laid to lawn but is bounded by well stocked and gravelled borders with plants, shrubs and trees. Rum Shack under pitched roof and paved area with steps leading up to the raised timber decking that has iron work balustrades. Boiler Room with freestanding Worcester gas fired combination boiler and storage space. Paved and concreted area to the left hand side with personnel gate to front. Two of the roof slopes have solar panels that are owned with the property.

Directions

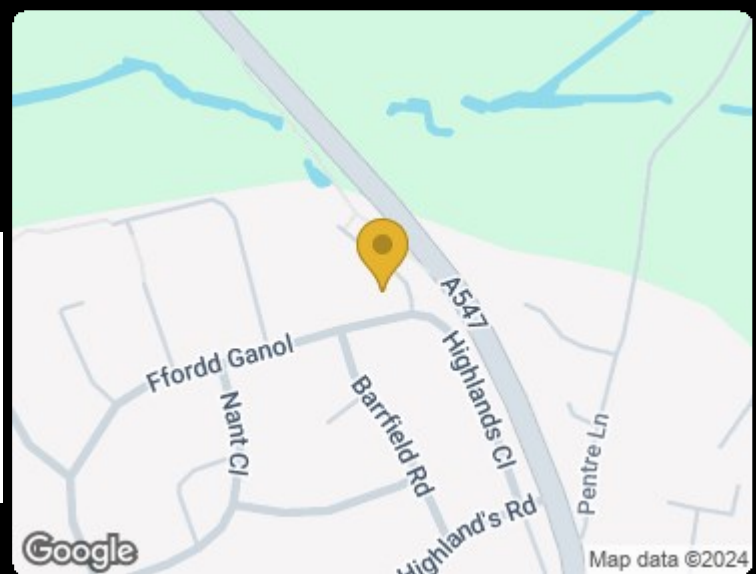
On entering Rhuddlan from Rhyl take a right turn into Highlands Road and an immediate first right into Fairlands Crescent. As the road bears left turn right into Highlands Close and Number 13 can be seen on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 20th May 2015.
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme.
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND F - FREEHOLD





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions (1-20) G	
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England & Wales EU Directive 2002/91/EC



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