



**13 Ffordd Ffynnon, Rhuddlan, Denbighshire LL18 2SP**

**£279,950**

**NO ONWARD CHAIN** - Located in a much sought after residential location in the historic village of Rhuddlan an opportunity to acquire an Extended Detached Bungalow in close proximity of the Schools, Doctors Surgery, Golf Course, Library and easy access of the A55 Expressway. Briefly affording: Entrance Hall, Lounge, Dining Room, Fitted Kitchen/Diner, Bathroom with four piece suite and three Bedrooms. Gas Central Heating & uPVC Double Glazing. Gardens to front and rear. Attached Garage. Garden area to the front with driveway providing off road parking and access to the Garage. Enclosed South facing rear garden.



## Entrance Hall

## Lounge

11'2 x 14'2 (3.40m x 4.32m)

## Dining Room

10'10 x 6'8 (3.30m x 2.03m)

## Kitchen/Diner

18' x 9'2 (5.49m x 2.79m)

## Bedroom 1

10'6 x 22'4 (3.20m x 6.81m)

## Bedroom 2

10'6 x 7'6 (3.20m x 2.29m)

## Bedroom 3

10'4 x 8'2 (3.15m x 2.49m)

## Bathroom

## Exterior

There are garden areas to the front and rear. Front garden being mainly laid to lawn with stocked borders and wide concreted driveway providing off road parking and leading to the Garage.

Enclosed South facing rear garden with large flagged patio area, stocked borders, mature hedging and Timber Tool Store. Outside cold water tap and security lighting.

## Garage

16'2 x 8'8(internal measurements) (4.93m x 2.64m(internal measurements))

## Directions

From Rhyl proceed via Vale Road and Rhuddlan Road(A525) and onto Rhuddlan. On reaching Rhuddlan turn right before the Golf Club onto Highlands Road and take the second right onto Barrfield Road. Take the first left onto Ffordd Nant, proceed down past The Green and take the next right into Ffordd Ffynnon with Number 13 being found 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 25th March 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		(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		(1-20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			