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### **5 Ffordd Aber, Rhuddlan, Denbighshire LL18 2SJ**

An opportunity to acquire a Detached Bungalow situated on a good size corner plot within the historic village location of Rhuddlan having the Golf course and shops in the nearby vicinity. The property offers excellent public transport links and within easy access of the A55 expressway.

The bungalow briefly affords: Open Canopy Porch, Lounge, Dining Room, Kitchen/Diner, Utility Room, Bedroom 1 with En Suite Shower Room, Bedroom 2 and a Family Bathroom with 3 piece suite. Gas Central Heating and Double Glazing.

Number 5 is sited on a generous raised corner plot benefitting from gardens to the front, side and rear. Front and side garden having lawn, flagged and gravel pathways. Enclosed rear garden with flagged patio area and having a shaped lawn, stocked borders and a Timber Tool Store. Outside cold water tap.

From Lon Cwybr is a tarmac driveway leading to the Garage



**Offers Around £279,950**

**Open Canopy Porch**

**Entrance Hall**

**Lounge**

16'10 x 11'10 (5.13m x 3.61m)

**Dining Room**

11' x 8'10 (3.35m x 2.69m)

**Kitchen/Diner**

10'3 x 8'8 (3.12m x 2.64m)

**Utility Room**

8'7 x 7'8 (2.62m x 2.34m)

**Bedroom 1**

12'2 x 11' (3.71m x 3.35m)

**En Suite Shower Room off**

**Bedroom 2**

11'2 x 9'8 (3.40m x 2.95m)

**Bathroom**

**Exterior**

Number 5 is sited on a corner plot in a raised position and has gardens to the front, side and rear. Front and side garden having lawn, flagged and gravel pathways. Enclosed rear garden with flagged patio area and having a shaped lawn, stocked borders and a Timber Tool Store. Outside cold water tap.

From Lon Cwybr is a tarmacadam driveway leading to the Garage

**Detached Garage**

9'5 x 17' (2.87m x 5.18m)

With metal up and over door and personnel door giving access to the rear garden.



### 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 , continue down bearing left and take the first left on to Ffordd Aber and Number 5 will be found on the right hand side at the junction of Ffordd Aber and Lon Cwybr.

### 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 12th July 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 E - FREEHOLD





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing information, the measurements of plots, buildings, areas and any other facts are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of sale.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	83 65
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	83 65
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

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3/5 RUSSELL ROAD, RHYL, LL18 3BS  
CLWYD ESTATES LTD T/A JONES AND REDFEARN

