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25 HEOL HENDRE, RHUDDLAN, LL18 5PG

£250,000

Nestled in the charming area of Heol Hendre, in the picturesque village of Rhuddlan, an opportunity to acquire a spacious and contemporary, 4 Bedroom property. This charming residence is a fantastic option for those looking for space, comfort, and convenience, being in close proximity to local amenities and transport links.

To the ground floor there is an entrance hall, lounge, kitchen, dining room and shower room. To the first floor there are 4 bedrooms and a family bathroom. To the exterior there are garden areas to the front and rear of the property, with a driveway providing off road parking for 3 vehicles, and integral garage and a detached garage to the rear. One of the standout features of this property is the ample parking available, a rare find that adds to the convenience of daily living.

The property also benefits from central heating and double glazing throughout.



Entrance Hall

Lounge 19'2 x 10 (5.84m x 3.05m)

Dining Room 10'10 x 9 (3.30m x 2.74m)

L Shaped Kitchen 15'8 x 10'8 (4.78m x 3.25m)

Shower Room Off

Landing

Bedroom 1 11'4 x 11'2 (3.45m x 3.40m)

Bedroom 2 10'10 x 10'8 (3.30m x 3.25m)

Bedroom 3 8'6 x 8'2 (2.59m x 2.49m)

Bedroom 4 11'8 x 6'8 (3.56m x 2.03m)

Bathroom

Integral Garage 18' x 7'8 (5.49m x 2.34m)

Detached Garage 18 x 8 (5.49m x 2.44m)

Exterior

Ornamental gardens to the front and rear. Front garden having patterned concrete driveway with off road parking for 3 cars and access to integral garage. Rear garden being ornamentally laid with flagged areas, security lighting, cold water tap.

Directions

On entering Rhuddlan from Rhyl, at the roundabout take the second exit onto New Road passing the cemetery on the right hand side take a right turn, first left and then right again into Hoel Hendre and Number 25 will 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 5th February 2025
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 ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	67	(55-68) D	
(39-54) E		(39-54) E	