



7 LON CWYBR, RHUDDLAN, LL18 2SX
£280,000

An opportunity to acquire a well arranged and spacious extended and modernised two bedroom detached bungalow located in the much sought after historic village of Rhuddlan with access to local amenities and transport links including the A55 North Wales Expressway.

The accommodation briefly affords: Hallway, Lounge, Kitchen/Diner, Orangery, two bedrooms and a shower room. Ornamentally laid out front and rear garden areas with off road parking, benefiting from double glazing and central heating throughout.



Hallway

Lounge 16'5 x 12'1 (5.00m x 3.68m)

Kitchen/Diner 16' x 9'6" (4.88m x 2.90m)

Dining Area

Orangery 11'11 x 9'5" (3.63m x 2.87m)

Bedroom 1 13'1 x 9'6 (3.99m x 2.90m)

Bedroom 2 12' x 9'4 (3.66m x 2.84m)

Shower Room 8'10 x 7'6 (2.69m x 2.29m)

Exterior

Garden areas to front and rear of the property. Front garden being mainly lawn with stocked borders, flagged pathway and driveway providing off road parking leading to a detached garage with metal up and over door 18'8 x 8'10 with power and light. Entrance via side gate to the rear garden being ornamentally laid out with flagged areas, with purple slate bordering and mature central tree and shrubs. Timber tool store, outside security lighting. White uPVC soffits and barge boards.

Directions

From Rhyl proceed via Vale Road(A525) and Rhuddlan Road Rhuddlan. On reaching the Village proceed to the Golf Club roundabout and take the third turning right onto Rhyl Road. Continue down and take the second turning right onto Vicarage Lane and proceed ahead. At the junction with Ffordd Nant proceed straight onto Rhodfa Anwyl and take the first right in to Lon Cwybr and Number 7 will be 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 19th August 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87	(92 plus) A	
(81-91) B	73	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	