



**19 Seymour Drive, Rhuddlan,
Denbighshire, LL18 5PP**

£250,000

 2  2  2  D

EPC - D61

Council Tax Band - D

Tenure - Freehold

Seymour Drive, Rhuddlan

2 Bedrooms - Bungalow - Detached

This detached bungalow is located within the popular historic Rhuddlan village having no onward chain, the accommodation briefly affords the entrance hallway, spacious lounge, dining room with open plan access to a modern fitted kitchen, conservatory, additional bathroom, modern shower room plus two double bedrooms. Having double glazing, gas central heating, Resin driveway, garage/store plus sunny aspect garden to the rear. EPC is D61. Freehold. Council tax band D.



Accommodation

Double glazed front door giving access into the hallway.

Entrance Hallway

Having built in storage cupboard, vinyl flooring, loft hatch and oak doors off:

Lounge

16'11" x 11'11" (5.16 x 3.63 (5.15 x 3.62))
This light and airy room has a feature log burner set into the chimney recess, radiator, laminate flooring, wall light fittings, T.v connection, full length double glazed front window plus additional double glazed window looking over the front garden.

Modern Shower Room

10'0" x 4'11" (3.05 x 1.50)
Comprising of a wall mounted wash hand basin, toilet, double size shower enclosure, wall tiles, spot lighting, vinyl flooring and double glazed side window.

Dining Room

11'3" x 8'6" (3.43 x 2.59 (3.44 x 2.60))
Having laminate flooring, radiator, double glazed side window and open plan access to the modern fitted kitchen:

Kitchen

11'10" x 9'7" (3.61 x 2.92 (3.60 x 2.93))
Fitted with a range of modern grey fronted wall, base and drawer units, worktop surfaces, built in eye level double oven, gas hob with extractor fan over, tiled splash-backs, bowl and a half single drainer sink with mixer tap, void for a fridge freezer, double glazed window and door that leads into the rear conservatory.

Conservatory

13'5" x 9'11" (4.09 x 3.02)
Fully double glazed, having vinyl tiled flooring, radiator, double glazed rear door plus door giving access to the additional bathroom.



Bathroom

8'0" x 6'7" (2.44 x 2.01 (2.43 x 2.00))

Comprising of a P-shaped disability walk-in shower bath with built in bathing chair, curved shower screen, chrome hand rails, extractor fan, modern wall panels, built in storage cupboard housing the boiler and window.

Bedroom 1

12'8" x 7'10" (3.86 x 2.39)

With vinyl flooring, radiator, modern built in wardrobes and double glazed rear window.

Bedroom 2

9'11" x 8'4" (3.02 x 2.54 (3.01 x 2.53))

With built in wardrobes, radiator and double glazed front window.

Outside

The front has a newly laid grey Resin driveway that leads to the side garage/store, the main garden is laid with golden gravel with feature central patio. Side access to the rear garden.

The South facing rear garden is fully enclosed and offers a paved patio with flower beds.

To the side of the bungalow there is a long store room with plumbing for a washing machine, toilet facility and wash hand basin.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Continue towards Rhuddlan and over the roundabouts following the sign to Dyserth. Turn right onto Grenville Avenue, left onto Conwy Avenue then right onto Seymour Drive. This bungalow can be located on your left hand side.





Floor Plan

Total floor area 79.3 m² (853 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.