



**18 Tirionfa, Rhuddlan, Denbighshire,  
LL18 6LT**

**£495,000**

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**EPC - C73    Council Tax Band - G    Tenure - Freehold**

# Tirionfa, Rhuddlan

## 5 Bedrooms - House - Detached

This executive detached family house briefly affords the entrance hallway, lounge, sitting room, open plan kitchen diner, utility room, ground floor toilet and on the upper floor there is the landing, family bathroom, three bedrooms, master en-suite plus master walk in wardrobe and on the second floor there is another shower room plus two double bedrooms. Having double glazing, gas central heating, ample parking, double garage & rear enclosed garden. EPC is C73. Freehold. Council tax G.



### Accommodation

Composite front door gives access into the spacious hallway.

### Entrance Hallway

Having oak flooring, radiator, under stairs storage cupboard, oak internal doors and stairs to the upper floor.

### Lounge

17'7" x 11'8"

This family room has a radiator, T.v connection, fire surround with living flame effect fire and double glazed front window.

### Sitting Room

11'9" x 10'8"

Glazed double door gives access to this additional room which has a radiator and double glazed front window.

### Open Plan Kitchen Diner

20'8" max 16'7" max

Fitted with a wide range of wall, base and drawer units, deep pan drawers, glass wall units, under unit lighting, worktop surfaces with up-stands and tiled splash-backs, void for a Range style cooker with extractor fan over, integral dishwasher & fridge, built in microwave, bowl and a half single drainer sink with mixer tap, double glazed rear window with fly over-inset spot lighting, central Island with breakfast bar, oak flooring, spotlighting, radiators, double glazed box bay with French double doors giving access to the rear garden. Door to the utility room:

### Utility Room

6'7" x 6'4"

Having a concealed boiler, worktop surface, inset single drainer sink with mixer tap, tiled splash-backs, plumbing for a washing machine, space for tumble dryer, double glazed rear door, radiator, tiled flooring and door which leads into the ground floor toilet.

### Ground Floor Toilet

6'4" x 2'9"

Comprising of a pedestal wash hand basin, push button toilet, radiator, tiled flooring, spot lights, electric fuse box and double glazed rear window.

### First Floor Landing

With impressive double glazed front window, radiator, built in storage cupboard, stairs to the second floor and oak doors off:

### Bedroom 1

18'0" x 11'9"

Having a wardrobes, modern bedroom furniture, radiator, double glazed front window, door to a walk in wardrobe plus another door leading into the en-suite shower room.





### Walk in Wardrobe

7'8" x 6'6"

With ample space for all your clothes, having hanging rails, shelving, spotlights and radiator.

### En-Suite Shower Room

7'8" x 4'6"

Comprising of a double size shower enclosure, toilet, his & hers ceramic double bowl vanity unit with storage units beneath, extractor fan, heated towel rail, shaver socket, inset spot lighting, tiled walls & flooring plus a double glazed rear window.

### Bedroom 2

10'8" x 11'8"

This double room has a radiator, built in wardrobes and a double glazed front window.

### Bedroom 3

13'5" x 8'5"

Previously used as a study, having L-Shaped fitted units with worktop surfaces, corner desk, built in wardrobes, radiator and has a double glazed rear window.

### Family Bathroom

8'8" x 7'3"

Comprising of a pedestal wash hand basin, Toilet, modern oval free standing bath with timber supporting feet, double shower enclosure, wall & floor tiles, extractor fan, spot lighting, heated towel rail and double glazed rear window.

### Second Floor Landing

With access to the shower room plus two further bedrooms.

### Shower Room

6'9" x 5'8"

Comprising of a shower enclosure, toilet, inset wash hand bowl set into the window cill, double glazed window, extractor fan, spot lights, floor & wall tiles and heated towel rail.

### Bedroom 4

15'11" x 11'11"

Having a radiator, dormer double glazed front window plus velux window to the rear.

### Bedroom 5

15'11" x 11'11"

Having a radiator, dormer double glazed front window plus velux window to the rear.

### Outside

The front offers ample parking on the block paved driveway, this continues to the left side of the house and up to a double garage with adjacent garden area. Side gate to the rear.

The rear enclosed garden offers a lawn, patio area, raised flower beds and also benefits access to the garage.

### Double Garage

18'4" x 18'3"

Having electric door, mains power & lighting, boarded roof space with pull down ladder and to the side there is a handy double glazed door which can be accessed via the rear garden.

### Directions

Proceed onto Vale Road which in turn leads onto Rhuddlan Road. Continue towards Rhuddlan and on the fourth roundabout turn left onto Meliden Road, Tirionfa is located on your left opposite the Golf Club. Follow the Road to the end of this cul-de-sac and number 18 can be located towards the right hand side.

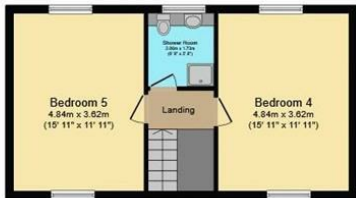




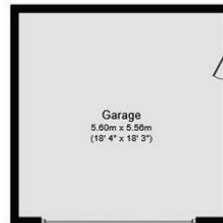
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 207.5 m<sup>2</sup> (2,233 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) <b>A</b>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	83

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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.