



**102 Rhuddlan Road, Rhyl, Denbighshire,  
LL18 2RD**

**£460,000**

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**EPC - D68 Council Tax Band - F Tenure - Freehold**

# Rhuddlan Road, Rhyl

## 4 Bedrooms - House - Detached

This executive character property, known locally as the keyhole house must be seen to fully appreciate the family home. The accommodation offers the porch, hallway, family lounge, sitting room, Orangery, kitchen, utility with ground floor toilet plus there is a large ground floor bedroom with en-suite. On the upper floor there is the landing, three further bedrooms all with en-suite. Having double glazing, gas central heating, driveway parking & private rear garden. EPC D68. Freehold. Council tax F.



### Accommodation

Double glazed front door giving access into the porch.

### Entrance Porch

Having vinyl flooring, double glazed windows and door leading into the impressive hallway.

### Spacious Hallway

12'4" x 10'0" (3.76 x 3.05)

With oak flooring, coved ceiling, picture rail, radiator, built in under stairs storage cupboard, doors off and turned staircase leading up to the upper floor.

### Family Lounge

22'8" to bay x 11'11" (6.91 to bay x 3.63 (6.90 x 3.62))

This spacious room has coved ceiling, picture rail, feature fire surround with gas fire, T.v connection, radiator, double glazed box bay window to the front and double glazed French doors that lead into the Orangery.

### Orangery

17'3" x 10'11" (5.26 x 3.33 (5.27 x 3.32))

Having country style tiled flooring, radiator, inset surrounding spotlights, clear glass roof, double glazed rear windows, double doors to the rear garden. Glazed door to the study & another glazed door to the kitchen.

### Kitchen

16'6" x 15'10" (5.03 x 4.83 (5.02 x 4.82))

Fitted with a wide range of country style cream fronted wall, base and drawer units, worktop surfaces, single drainer sink with mixer tap, integral dishwasher, space for a slot in cooker with extractor fan over, space for American style fridge freezer, stone tiled flooring, feature fireplace with log burning stove, inset spotlighting, radiator, double glazed side & rear windows, double glazed patio doors which provide access to the private rear garden. Door to the utility and ground floor toilet facility.

### Utility Room

5'5" x 4'1" (1.65 x 1.24)

Having plumbing for a washing machine, worktop surface, space for tumble dryer, wall unit, built in cupboard housing the boiler, spot lights, door to the toilet.

### Ground Floor Toilet

Comprising of a wall mounted wash hand basin, heated towel rail, stone tiled flooring and double glazed window.

### Sitting Room

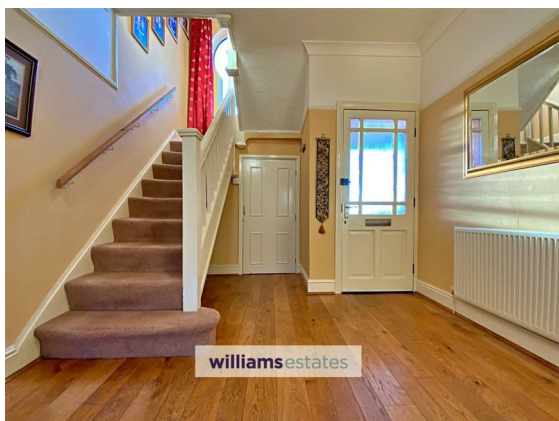
16'11" x 11'11" (5.16 x 3.63)

Having coved ceiling, picture rail, radiator, T.v connection, decorative fire surround with open coal fire, plus a double glazed bay window to the front.

### Study

15'7" x 5'10" (4.75 x 1.78 (4.74 x 1.77))

Located just off the Orangery, this handy room benefits from bespoke built in storage cupboards, laminate flooring, radiator, spotlighting, double glazed rear window plus door that leads into the ground floor double bedroom.



#### Ground floor Bedroom 4

19'5" x 13'5" (5.92 x 4.09)

This spacious and modern bedroom offers L-shaped built in wardrobes, wall lighting, radiator, inset spotlighting, double glazed front window and door to the large en-suite shower room.

#### Bed 4 - En-Suite Shower Room

8'0" x 5'4" (2.44 x 1.63)

Comprising of built in vanity wash hand basin with ample storage cupboards, worktop surface, toilet, walk in shower with fixed glass shower screen, modern wall panels, heated towel rail, extractor fan, inset spotlighting, vinyl flooring and double glazed window.

#### First Floor Landing

18'3" max x 9'11" (5.56 max x 3.02 (5.57 x 3.03))

From the hallway a turned staircase leads to a spacious landing with the bespoke feature 'Keyhole' double glazed front window which benefits from having decorative stained glass, there is a radiator, loft hatch, double glazed front window and doors off to all three bedrooms.

#### Bedroom 1

19'2" to bay x 11'3" (5.84 to bay x 3.43 (5.83 x 3.42))

This larger than average room has built in wardrobes, dressing table, radiator, inset spotlighting, picture rail, double glazed bay window to the front plus another double glazed window that overlooks the rear garden.

#### Master - En-Suite Shower Room

9'4" x 5'10" (2.84 x 1.78)

Comprising of a vanity wash hand basin, toilet, walk in shower with glass shower screen, extractor fan, spot lights, wall tiles, floor tiles, radiator with towel rail and double glazed rear window.

#### Bedroom 2

17'8" x 11'11" (5.38 x 3.63)

Another larger than average double bedroom with radiator, double glazed bay window to the front and door to the en-suite shower room.

#### Bed 2 - En-Suite Shower Room

5'7" x 4'6" (1.70 x 1.37)

Comprising of a pedestal wash hand basin, toilet, corner shower enclosure, wall tiles, extractor fan and spot lighting.

#### Bedroom 3

12'0" x 9'5" (3.66 x 2.87)

Having built in wardrobes with over bed lockers, radiator, double glazed rear window and door leading into it's own en-suite shower room.

#### Bed 3 - En-Suite Shower Room

6'1" x 3'8" (1.85 x 1.12)

Comprising of a wall mounted wash hand basin, toilet and double size shower enclosure, wall tiles, tiled flooring, extractor fan, spot lighting and double glazed rear window.

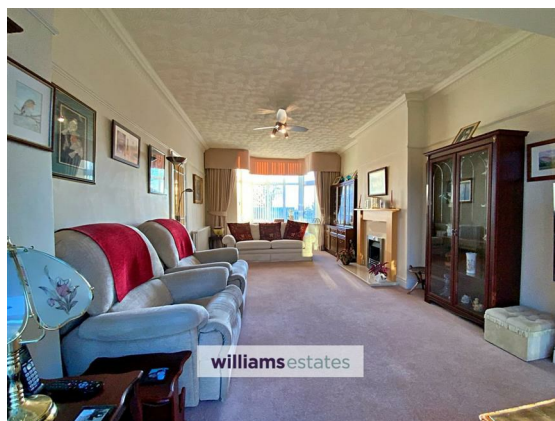
#### Outside

The front offers ample parking on the gravelled driveway, flower beds with a variety of plants and shrubs, security lighting, water supply tap, power sockets and side gate that gives access to the rear enclosed garden.

The private rear garden offers patio areas, mainly laid to lawn, vegetable patch, greenhouse, feature water feature & pond, summer house, high fencing and trees surround plus to the side there is a log store, storage sheds and to the far corner there is a further patio area perfect for Alfresco dining with BBQ area and raised flower beds. This garden really does offer something for everyone!

#### Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. This house can be located opposite the Welsh speaking primary school.





**Ground Floor**



**First Floor**

Total floor area 215.9 m<sup>2</sup> (2,324 sq.ft.) approx

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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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