



**28 Vicarage Lane, Rhuddlan,  
Denbighshire, LL18 2UF**

**£289,950**

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**EPC - D66**

**Council Tax Band - E**

**Tenure - Freehold**

# Vicarage Lane, Rhuddlan

## 3 Bedrooms - Bungalow - Detached

Having no onward chain this double fronted detached-bungalow briefly affords the entrance sun porch, hallway, three bedrooms, modern shower room, open plan kitchen diner, rear hall and extended rear lounge with French doors leading out to the enclosed garden. Located within the popular Rhuddlan Village this property benefits from having double glazing, gas central heating, ample parking to the front driveway, spacious detached garage, patio and enclosed rear garden. EPC is D 66. Freehold. Council Tax E.



### Accommodation

Double glazed front door giving access into the sun porch.

### Sun Porch

6'8" x 6'6" (2.03 x 1.98)

Having double glazed windows with fitted blinds, power socket, black & white tiled flooring and glazed door leads to the main hallway.

### Hallway

With loft hatch, radiator and doors off:

### Bedroom 1

12'6" x 11'0" (3.81 x 3.35)

Having a radiator and double glazed front window

### Bedroom 2

10'10" x 11'0" (3.30 x 3.35)

With radiators and double glazed front window.

### Bedroom 3

11'11" x 6'8" (3.63 x 2.03)

Having one wall fitted with built in wardrobes, radiator and double glazed rear window.

### Shower Room

7'11" x 6'7" (2.41 x 2.01)

Comprising of a wall hung vanity wash hand basin with drawer units beneath, toilet, walk in shower enclosure with fixed glass shower panel, wall tiles, radiator, lighted mirror, modern storage cupboard plus additional built in storage cupboards, shaver socket, spot lights, velux roof light and vinyl flooring.



### Kitchen Diner

18'7" max x 11'5" max (5.66 max x 3.48 max)  
Fitted with white gloss fronted wall, base and drawer units, complementary worktop surfaces with matching up-stands, slot in range cooker with extractor fan over, integral dishwasher and fridge freezer, inset spot lighting, vinyl flooring, two double glazed side windows, radiator, space to dine, ingle-nook style fire recess, t.v connection for a wall mounted television, storage cupboard housing the boiler and a glazed door provides access to a rear hall.

### Rear Hall Area

6'3" x 6'4" (1.91 x 1.93 (1.90 x 1.94))  
Having radiator, wall & base units with worktop surface, double glazed window and double glazed side door that leads out onto the block paved patio. Door also leads into the extended lounge.

### Rear Family Lounge

17'11" x 11'11" (5.46 x 3.63)  
Having a double glazed side window, radiator and double glazed French doors which allow access to the lawned garden.

### Outside

Timber field gate with additional single entrance gates give access onto a large driveway that allows parking for a number of vehicles with side area for a motor home or small boat. The main garden has gravel & slate chippings with mature flower beds plus double iron gates give access to the rear enclosed garden. From the side door there is a block paved courtyard with dividing railings to the lawned section. To the rear of the garage there is a further lawned garden, handy storage shed plus a hidden decked patio with power sockets, perfect for hot tub location.

### Directions

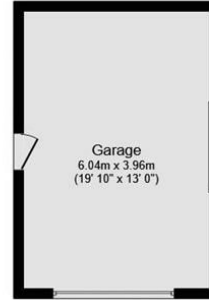
Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Continue into Rhuddlan Village turning right onto Vicarage Lane. This bungalow can be located on your right hand side.





### Floor Plan

Floor area 94.1 sq.m. (1,013 sq.ft.) approx



### Garage

Floor area 23.9 sq.m. (257 sq.ft.) approx

Total floor area 118.0 sq.m. (1,270 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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