



14 Seymour Drive, Rhuddlan, LL18 5PP

£249,950

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EPC - D66

Council Tax Band - D

Tenure - Freehold

Seymour Drive, Rhuddlan

2 Bedrooms - Bungalow

This well presented detached bungalow is within walking distance into the popular Historic Rhuddlan Village. The accommodation affords a spacious entrance hallway, separate toilet facility, bathroom, front lounge, dining room with access to a modern fitted kitchen plus there is a utility room just off the kitchen. From the hall there are two double bedrooms and the bungalow also benefits from having double glazing, gas central heating, driveway parking, garage with electric door and to the rear there is a sunny aspect enclosed patio, summer house and side timber store. EPC is TBC. Freehold. Council tax band D.



Accommodation

Via a double glazed door into the hallway.

Hallway

With part tiled, part laminate flooring, radiator and loft access hatch.

WC

Comprising of a low flush toilet, wall tiling and extractor fan .

Bathroom

7'3" x 7'2" (2.23 x 2.20)

Comprising of a vanity wash hand basin, push button toilet, feature recessed bath with mixer shower attachment and wall mounted electric shower, fully tiled walls, tiled floor, radiator and double glazed window to the side.

Lounge

10'4" x 16'7" (3.15 x 5.08)

With TV connection, radiator and double glazed window, with fitted blinds, to the front.

Dining Room

8'7" x 10'5" (2.63 x 3.18)

With laminate flooring , radiator, wall lights and archway through to the kitchen.

Kitchen

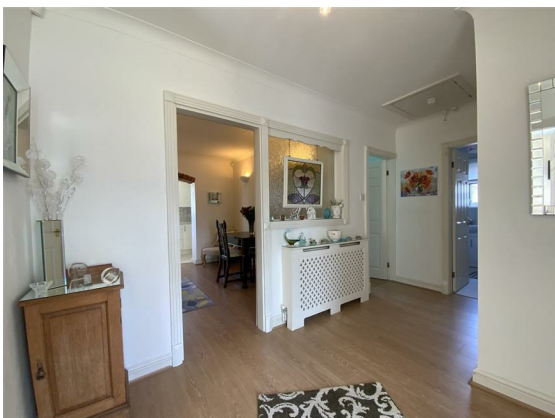
5'10" x 19'7" (1.79 x 5.98)

Fitted with a range of wall, drawer and base units, complementary worktop surfaces, single drainer sink with mixer tap, integrated fridge and dishwasher, built in oven and electric hob with extractor fan over, vinyl flooring, radiator and double glazed window and sliding door to the rear. Door to the utility room

Utility Room

7'11" x 8'0" (2.42 x 2.46)

With base units, worktop surfaces, single drainer sink with tap, plumbing for washing machine, space for under counter fridge and freezer, radiator, vinyl flooring and double glazed window to the rear.



Bedroom 1

8'0" x 11'4" (2.45 x 3.47)

With laminate flooring, radiator and double glazed window, with fitted blinds, to the rear

Bedroom 2

10'9" x 7'9" (3.30 x 2.38)

With fitted wardrobes, radiator and double glazed window, with fitted blinds, to the front.

Outside

The front offers a well maintained, low maintenance garden with paving stones and raised borders. A driveway provides off road parking and in turn leads to the garage facility.

The rear garden is paved for ease of maintenance, with gravelled borders and a variety of shrubs and plants. Also benefitting from a summer house and additional store.

Additional store

9'8" x 7'5" (2.96 x 2.28)

With doors and windows to the front and rear.

Garage

6'9" x 14'4" (2.08 x 4.38)

With roller door and housing the boiler.

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





Floor Plan

Floor area 108.7 sq.m. (1,170 sq.ft.)

TOTAL: 108.7 sq.m. (1,170 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.