



williams estates



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**16 Princes Park, Rhuddlan,
Denbighshire, LL18 5RW**

£150,000



EPC - null

Council Tax Band - C

Tenure - Freehold

Princes Park, Rhuddlan

2 Bedrooms - House - Terraced

Located within the Historic Rhuddlan Village, this end of terraced house is to be sold with no onward chain and the accommodation briefly affords the entrance hallway, lounge, dining room with access to a modern kitchen. On the upper floor there is the landing, modern shower room, two double bedrooms and enclosed gardens. Having gas heating and some modernising will be required. Viewings can be arranged via our Rhyl Branch 01745 369444. EPC is tbc. Freehold. Council tax band is C.



Accommodation

Glazed door with fixed side panel to the entrance hallway.

Hallway

With radiator, laminate flooring, stairs to the upper floor and doors off.

Lounge

15'10" x 10'11" (4.83 x 3.33)

Having a radiator, window to the front plus additional rear window looking towards the rear garden and fire surround with living flame effect gas fire

Dining Room

9'9" x 7'10" (2.99 x 2.39)

With laminate flooring, radiator, front window and open archway to the modern kitchen.



Kitchen

13'2" x 7'5" (4.03 x 2.27)

Fitted with modern wall, base and drawer units, worktop surfaces, tiled splash-backs, double oven, gas hob with extractor fan over, plumbing for a washing machine, single drainer sink with mixer tap, wall mounted boiler, window to the rear, under stairs storage cupboard and laminate flooring.

First Floor Landing

With loft hatch, rear window and radiator

Bedroom 1

15'10" x 10'11" (4.83 x 3.33)

This spacious double bedroom has two radiators plus windows to the front & to the rear.

Bedroom 2

9'9" x 9'6" (2.98 x 2.92)

Another double bedroom with two front windows and radiator.



Shower Room

6'7" x 5'10" (2.01 x 1.79)

Comprising of a pedestal wash hand basin, toilet and shower enclosure, fully tiled walls, radiator, vinyl flooring and window to the rear.



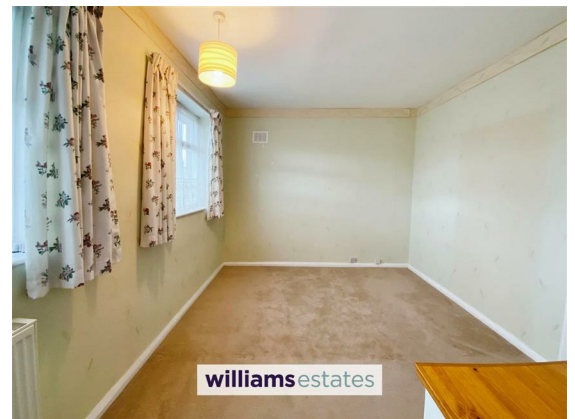
Outside

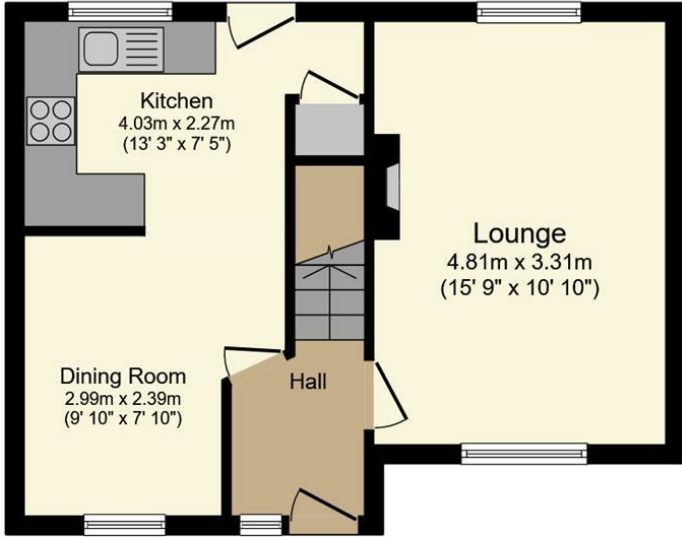
The front garden is lawned with hedge to the front, plants and flower beds.

The rear garden offers a lawn with mature apple tree.

Directions

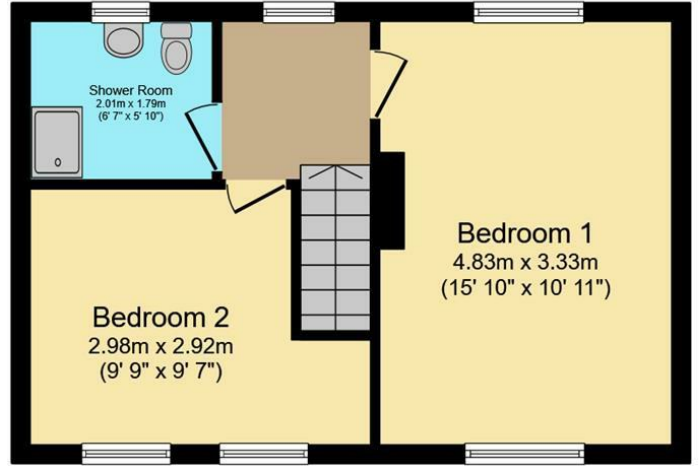
Proceed onto Vale Road that leads onto Rhuddlan Road. Continue into Rhuddlan Village and head towards Dyserth. Turn right onto New Road, Rhuddlan and turn left onto Princes Park. This house can be located on your left hand side.





Ground Floor

Floor area 38.4 sq.m. (414 sq.ft.)



First Floor

Floor area 35.3 sq.m. (380 sq.ft.)

TOTAL: 73.8 sq.m. (794 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

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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.