



**17 Heol Hendre, Rhuddlan, LL18 5PG**

**£199,950**



**EPC - null**

**Council Tax Band - C**

**Tenure - Freehold**

# Heol Hendre, Rhuddlan

## 3 Bedrooms - House - Semi-Detached

This semi-detached house is located within the popular Heol Hendre estate, being just a short walk into the Historic Rhuddlan Village. The accommodation briefly affords the entrance porch, hallway, front lounge, extended rear dining & sitting room, fitted kitchen and on the upper floor there is the landing, modern bathroom plus three bedrooms. Having double glazing, gas central heating, driveway, garage and enclosed rear garden. Contact Rhyl Branch for viewings on 01745 369 444. EPC is tbc. Freehold. Council tax band C.



### Accommodation

Double glazed front door giving access into the porch

### Porch

6'2" x 4'5" (1.88 x 1.37 )

With tiled flooring, radiator, double glazed front & side windows plus glazed door leading into the hallway

### Hallway

With laminate flooring, meter cupboard, radiator, stairs to the upper floor, under stair storage cupboard and doors off.

### Lounge

13'1" x 10'11" (3.99 x 3.35)

Having a double glazed window to the front, fire surround with gas fire, T.v connection, dado rail, radiator and glazed door that provides access to the rear dining room.



### Dining Room

17'0" x 9'0" (5.19 x 2.75)

This extended room offers a sitting room area with space to dine, radiator, dado rail and double glazed sliding doors give access to the rear patio.

### Kitchen

13'10" x 8'1" (4.23 x 2.48 )

Fitted with wall, base and drawer units, glass wall unit, worktop surfaces with matching up-stands, tiled splash-backs, built in oven, gas hob with extractor fan over, plumbing for a washing machine, space for under counter fridge, single drainer sink with mixer tap, double glazed rear window, vinyl flooring, under stairs storage cupboard plus double glazed side door which gives access to the rear enclosed garden.



### First floor Landing

With loft hatch, storage cupboard and double glazed side window.

## Bathroom

6'0" x 5'5" (1.85 x 1.67)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, glass shower screen, fully tiled walls, vinyl flooring, radiator and double glazed rear window.

## Bedroom 1

10'9" x 8'11" (3.29 x 2.73)

Having a radiator, built in double wardrobe and double glazed front window.

## Bedroom 2

11'3" x 10'11" (3.43 x 3.33)

Having a radiator, double built in wardrobe and double glazed rear window.

## Bedroom 3

8'6" x 7'10" (2.60 x 2.39 )

With radiator and double glazed front window.

## Outside

The front offers a driveway which leads down the side of the house and up to a single garage, the main garden is laid with golden gravel.

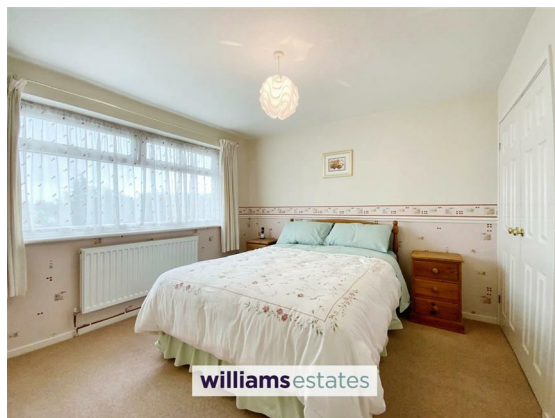
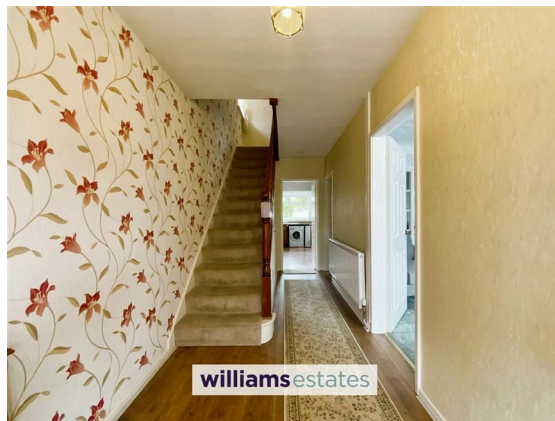
Side access to the rear. The rear garden has a paved patio with pergola and mature climbing plants, lawned garden with rear raised flower bed.

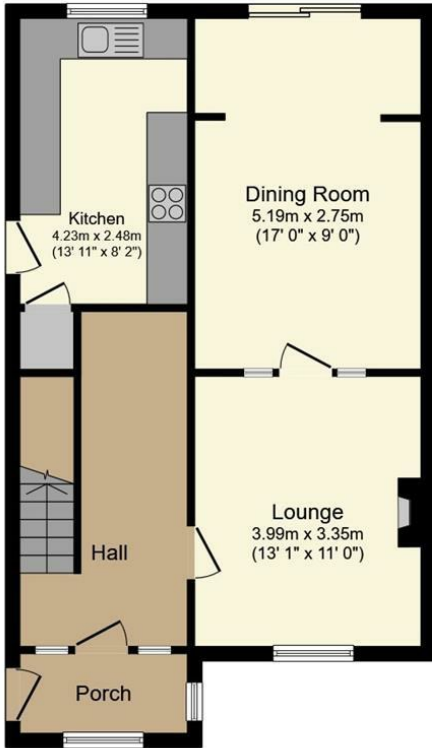
## Garage

With up and over door, side window and door.

## Directions

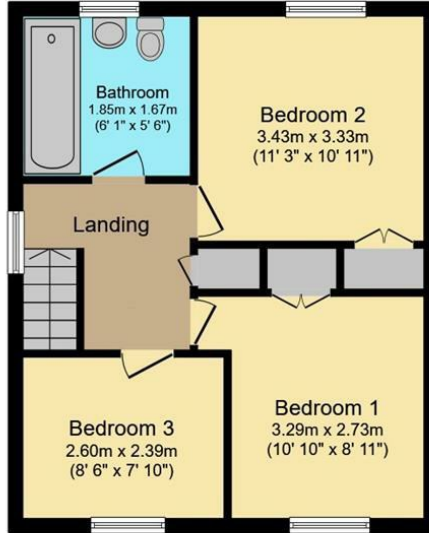
Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Follow the Road into Rhuddlan and head in the direction of Dyserth. Turn right onto Heol Hendre and this house will be located on the left hand side.





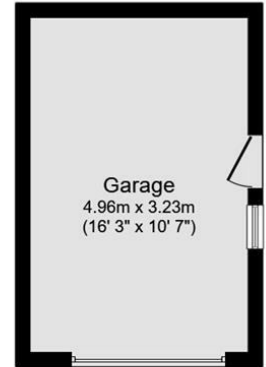
### Ground Floor

Floor area 58.3 m<sup>2</sup> (628 sq.ft.)



### First Floor

Floor area 44.1 m<sup>2</sup> (475 sq.ft.)



### Garage

Floor area 16.0 m<sup>2</sup> (172 sq.ft.)

**TOTAL: 118.4 m<sup>2</sup> (1,275 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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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.