



## 1B Highlands Close, Rhuddlan, Denbighshire, LL18 2BF

**£355,000**



**EPC - 0 Council Tax Band - New Build Tenure - Freehold**

# Highlands Close, Rhuddlan

## 3 Bedrooms - Bungalow

New Development, located in the sought-after village of Rhuddlan, featuring Four Detached Dormer Bungalows all having three bedrooms. With easy access to neighbouring towns and amenities, they offer a tranquil setting, perfect for those looking for a peaceful yet convenient place to call home. The accommodation affords a light entrance hallway, open plan kitchen diner, lounge, study or additional room, luxury ground floor bathroom and double ground floor bedroom. On the upper floor, there is the master bedroom with fitted wardrobes plus en-suite shower room and another double bedroom off the landing. Benefitting from underfloor heating downstairs & radiators upstairs, detached garage and driveway for off-road parking. Air source heat pump to provide a highly energy efficient property with the expected rating to be an A. Planning application number is available upon request, along with further information. This new build is almost at completion stage.



### New Build Accommodation

Composite front door with a fixed side panel gives access into a light hallway

### Entrance Hallway

With under floor heating, smoke alarm, under stairs storage cupboard, stairs to the upper floor and doors off:

### Lounge

14'11" x 10'10" (4.56 x 3.32)

This living room has under floor heating and double glazed front window.

### Study or Additional Room

10'9" x 7'3" (3.30 x 2.23)

Having under floor heating and double glazed front window.

### Ground Floor Bedroom 3

16'4" to recess x 10'10" (4.98 to recess x 3.32)

This ground floor double bedroom has under floor heating and double glazed rear window.

### Luxury Ground Floor Bathroom

10'3" max x 6'11" (3.13 max x 2.12)

Comprising of a modern built in vanity wash basin & toilet with wood effect worktop and gloss fronted units beneath, matching double wall unit with mirrors, L-shaped bath with shower over, glass shower screen, two inset corner shelving set into the tiles, extractor fan, spot lighting, fully tiled walls and matching floor tiles with under floor heating.

### Open Plan Kitchen Diner

17'7" x 12'1" (5.38 x 3.69)

Fitted with wall, base and drawer units, worktop surfaces, modern splash-backs, single drainer sink with mixer tap, built in oven, electric hob with extractor fan over, integral fridge freezer, plumbing for a washing machine, integral dishwasher, herringbone style vinyl flooring with under floor heating, smoke alarm, spotlighting, double glazed rear window plus double glazed French doors that provide access to the enclosed rear garden & patio.



## First Floor Landing

With access to the two double bedrooms plus door to a walk in store which houses the hot water cylinder.

## Bedroom 1

19'2" x 10'4" (5.85 x 3.15)

This spacious bedroom has a radiator, built in modern wardrobes, double glazed rear window and door leading into the en-suite shower room.

## Master En-Suite Shower Room

8'6" x 3'2" (2.61 x 0.98)

Comprising of a modern vanity wash hand basin with gloss base unit beneath, led mirror, push button toilet and shower enclosure with wall tiles and glass shower door, heated towel rail, extractor fan, spot lighting and vinyl flooring.

## First Floor Bedroom 2

19'2" x 10'10" (5.85 x 3.32)

This double bedroom has a radiator and double glazed rear window.

## Outside

The low maintenance front is laid with decorative slate chippings and to the side of the property there is a driveway which leads to the garage.

The rear garden has been lawned with paved patio area and to the back of the garden there is a retaining brick faced wall with timber fencing for privacy.

## Garage

17'9" x 12'5" (5.42 x 3.81)

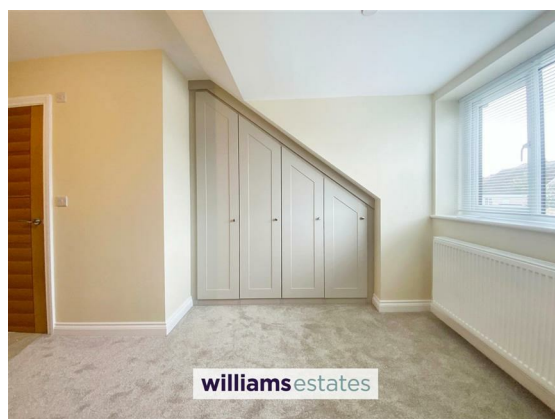
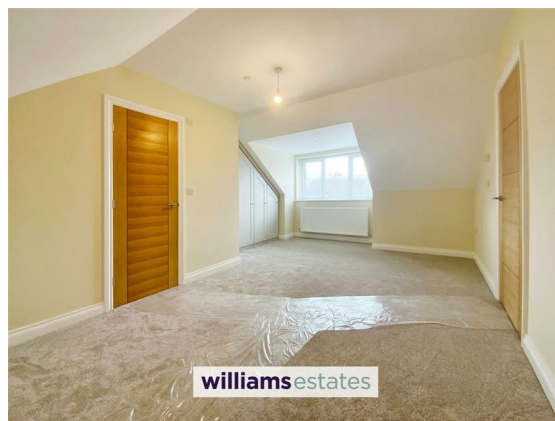
With up & over door, side door access to the back garden.

## Directions

Proceed from our Rhyl Office onto Vale Road that leads onto Rhuddlan Road. Continue into Rhuddlan Village and turn right onto Highlands Road and take the first left onto Highlands Close. The new site will be the continuation of Highlands Close and these spectacular new homes can be located off the private shared road to the individual four plots.

## Note

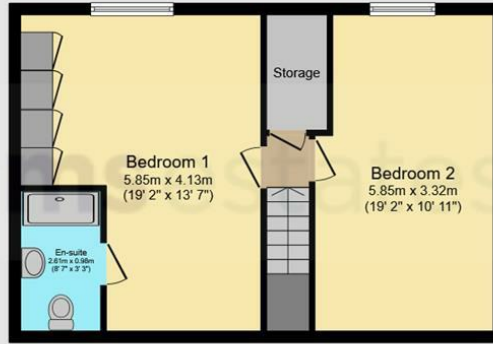
Measurements are approximate sizes





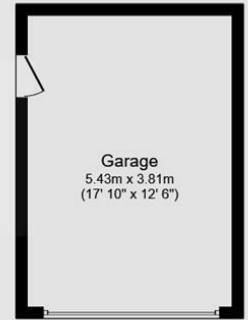
### Ground Floor

Floor area 73.4 sq.m. (790 sq.ft.)



### First Floor

Floor area 51.7 sq.m. (557 sq.ft.)



### Garage

Floor area 20.7 sq.m. (223 sq.ft.)

**TOTAL: 145.8 sq.m. (1,570 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	

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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.

