



Bryn Castell Castle Street, Rhuddlan, Rhyl, LL18 5AB

£180,000

 4  1  2  E

EPC - E42

Council Tax Band - E

Tenure - Freehold

Castle Street, Rhyl

4 Bedrooms - House

Requires modernising. This stone cottage is situated on Castle Street and is close to the Historic Rhuddlan Castle. The accommodation affords the entrance porch, hallway, front lounge, dining room, kitchen with two walk in store rooms plus rear lobby with side door. On the upper floor there is the landing, bathroom plus four bedrooms. Having gas central heating, timber framed windows, front & side garden which leads to a small rear lawned garden area. Located within easy walking distance to all Village amenities. EPC is E42. Freehold. Council tax E.



Accommodation

Composite front door giving access into the porch

Entrance Porch

4'9" x 4'6" (1.45 x 1.38)

With radiator, timber framed front window, consumer unit and step up to the main hallway

Hallway

Having stairs to the upper floor and doors off:

Front Lounge

14'3" x 10'5" (4.36 x 3.18)

Having a radiator, tiled fire surround and timber framed front window

Dining Room

14'4" x 10'7" (4.37 x 3.23)

Having a radiator, tiled fire surround, built in storage cupboards to the recess, timber framed front window and door giving access to the kitchen.

Kitchen

13'6" x 9'11" (4.13 x 3.03)

Fitted with older wall base and drawer units, worktops, single drainer sink, wall mounted boiler, radiator, timber framed side window, under stairs storage cupboard, Quarry tiled flooring, two walk in store rooms plus lobby having another store and composite back door.

Larder Store Room

6'4" x 4'9" (1.95 x 1.45)

With timber framed window, shelving and tiled floor

Lobby

6'4" x 3'2" (1.95 x 0.97)

With Quarry tiled flooring, radiator, storage cupboard and composite back door.

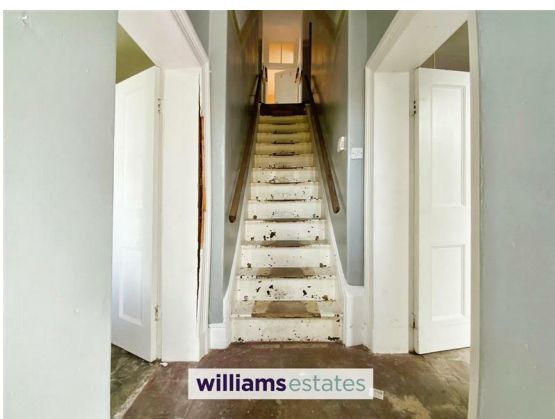
First Floor Landing

Having doors off:

Bedroom 1

14'3" x 11'7" (4.35 x 3.55)

Having a radiator, decorative fire surround, built in storage cupboard and timber framed front window.



Bedroom 2

14'2" x 11'10" (4.33 x 3.63)

Having built in storage cupboard, radiator, decorative fire surround, timber framed front window plus door leading to a small store room which is over the porch.

Bedroom 3

14'9" x 6'2" (4.51 x 1.88)

This room has two timber framed windows to the side, loft hatch and a radiator

Bedroom 4

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

With radiator, decorative fire surround and timber framed side window.

Bathroom

7'0" x 4'9" (2.15 x 1.47)

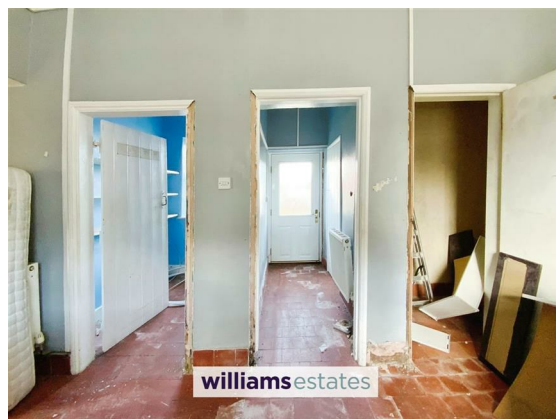
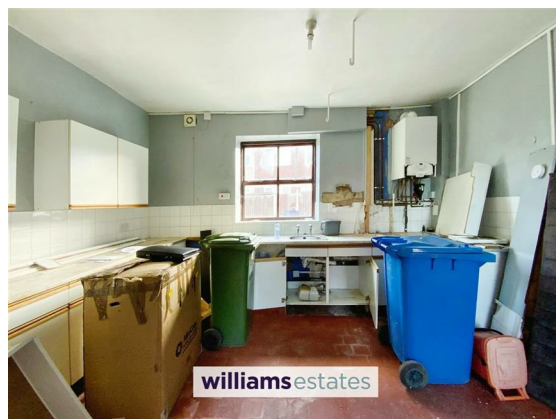
Comprising of a small wall mounted wash hand basin, toilet, bath with shower over, wall tile, radiator and timber side window.

Outside

Stone front wall with single gated access to a small front lawn which continues along the left side of the house and gives open access to the rear garden which again is lawned.

Directions

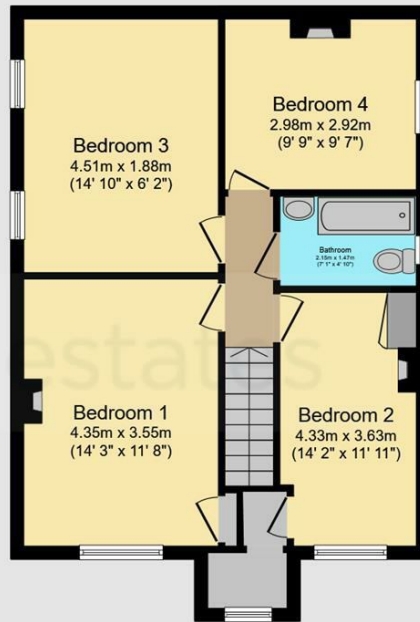
Proceed onto Vale Road that leads onto Rhuddlan Road and follow the road towards Rhuddlan. Turn right onto Rhuddlan Village and at the end turn left onto Castle Street. This stone fronted cottage can be located on your left hand side.





Ground Floor

Floor area 55.9 m² (602 sq.ft.)



First Floor

Floor area 56.4 m² (607 sq.ft.)

TOTAL: 112.4 m² (1,210 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



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

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.