



Caradoc Villa Abergele Road, Rhuddlan, Denbighshire, LL18 5UE

£285,000

3 1 3 F

EPC - F29 Council Tax Band - D Tenure - Freehold

Abergele Road, Rhuddlan

3 Bedrooms - Bungalow

Viewing is highly recommended - This stunning detached bungalow offers spacious family accommodation of which briefly affords the impressive entrance fitted kitchen, Wow factor, open plan rear lounge & large conservatory, inner hallway, modern family bathroom, three double bedrooms, two additional rooms and stairs to a handy loft room. Having ample parking on the front driveway, double glazing, oil heating, composite decked terrace and enclosed lawned garden. EPC is 29F. Freehold. Council tax band is D.



Accommodation

Composite front door giving access into the stunning fitted kitchen.

Kitchen

24'3" max x 14'5" max (7.40 max x 4.40 max)
Fitted with a wide range of white gloss fronted wall, base and drawer units, worktop surfaces with matching up-stands, under unit lighting, plumbing for a washing machine, space for a tumble dryer, integral dishwasher, double bowl sink with mixer tap, concealed boiler, ample power sockets, breakfast bar with radiator beneath, Range cooker set into the recess with extractor fan over, built in storage cupboard, void for a fridge freezer, laminate flooring, glazed doors to the inner hall and lounge.



Open plan Lounge

17'8" x 14'7" (5.39 x 4.45)

This Wow factor living room has laminate flooring, radiators, T.v connection, two double glazed side windows and open access through into the large rear conservatory.

Rear Conservatory

22'8" x 11'10" (6.92 x 3.61)

Spacious family living with three modern pendant lights, electric wall heaters, laminate flooring, T.v connection, power sockets, space to dine with additional living room area, fully double glazed with central double glazed French doors that provide access out onto the composite decked terrace.



Inner Hallway

With double glazed side window and doors off

Bathroom

6'6" x 5'4" (1.99 x 1.65)

Comprising of a L-shaped bath with shower over, glass shower screen, built in vanity wash hand basin & toilet, heated towel rail, tiled flooring, lighted mirror, spot lighting, extractor fan and double glazed side window.

Bedroom 1

14'0" x 13'11" (4.28 x 4.25)

A double bedroom having a radiator, built in storage cupboard and double glazed bay window to the front.

Bedroom 2

9'4" x 8'11" (2.86 x 2.73)

Having a radiator and double glazed side window.

Bedroom 3

9'1" x 8'9" (2.79 x 2.68)

With radiator and double glazed side window.

Additional Room

9'0" x 3'9" (2.75 x 1.15)

This cot room has a double glazed side window.

Internal Additional Room

11'10" x 8'10" (3.61 x 2.70)

This handy room has built in corner shelving and storage cupboards beneath, T.v connection, radiator and open plan staircase allows access to the loft room.

Loft Room

17'4" x 8'5" (5.30 x 2.57)

Having built in storage cupboards and velux window.

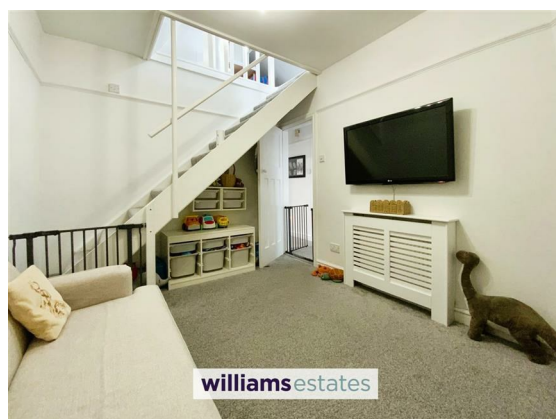
Outside

The front offers ample parking on the driveway, flower beds and timber side gate that allows access to the side storage area and enclosed back garden.

The rear offers a sunny aspect with modern composite decked terrace, perfect for Al-Fresco dining. The main rear garden is lawned with mature trees and is fully enclosed by fencing.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Continue onto the Fly-over and head in the direction of Abergele. This bungalow can be located on your left hand side just as you enter Abergele Road.





Ground Floor First Floor
 Floor area 123.7 m² (1,331 sq.ft.) Floor area 11.5 m² (124 sq.ft.)

TOTAL: 135.2 m² (1,455 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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