

**Berthen Rhyl Road, Rhuddlan,
Denbighshire, LL18 2TP**

£265,000



EPC - C73 Council Tax Band - D Tenure - Freehold

Rhyl Road, Rhuddlan

3 Bedrooms - House - Semi-Detached

Located in the Historic Rhuddlan Village, this traditional semi detached house is to be sold with no onward chain. The accommodation affords the wide entrance hallway, front lounge, open plan kitchen diner with modern doors to a rear conservatory, utility room plus ground floor toilet. On the upper floor there is the family bathroom, three bedrooms, en-suite shower off bedroom two plus a spacious landing with loft access. Outside is a landscaped front garden and to the rear there is a lawned garden with gated access to the rear parking. EPC is C73. Freehold. Council tax band D.



Accommodation

Composite double glazed door with original coloured leaded glass surrounding opens into hallway:

Entrance Hallway

16'1" x 7'5" (4.91 x 2.28)

Having laminate flooring, radiator, under stairs storage cupboard plus stairs to the upper floor.

Lounge

15'3" x 13'9" (4.67 x 4.20)

Having coved ceiling, picture rail, radiator, feature fire surround, T.v connection, double glazed front window and modern, glazed double doors open into the open plan kitchen diner.

Open Plan Kitchen Diner

21'4" x 12'5" (6.52 x 3.79)

Kitchen is fitted with wall, base and drawer units, worktop surfaces, wine rack, tiled splash-backs, under unit lighting, void for a slot in Range cooker with extractor fan over, concealed boiler, bowl and a half single drainer sink with mixer hose tap, plumbing for a dishwasher, double glazed side window, spot lighting, tiled flooring that continues to the dining area which has a radiator, door to the utility room plus modern, glazed double door which provide access into the rear conservatory.

Conservatory

15'4" x 8'1" (4.69 x 2.48)

Clear glass roof, wall lighting, tiled flooring, double glazed full length windows with central double glazed sliding doors that give access to the back garden.

Utility Room

12'10" x 4'1" (3.93 x 1.25)

Having tiled flooring, storage larder unit, wall units, worktop with plumbing beneath for a washing machine, double glazed window to the conservatory, double glazed door to the garden plus access to the ground floor toilet.



Ground floor Toilet

4'4" x 4'2" (1.33 x 1.28)

Comprising of a pedestal wash hand basin, push button toilet, tiled flooring, extractor fan and double glazed side window.

First Floor Landing

With radiator, double glazed side window, doors off plus loft hatch with a pull down ladder.

Bedroom 1

15'10" x 12'4" (4.85 x 3.78)

This double bedroom has a radiator, picture rail and double glazed bay window to the front.

Bedroom 2

12'5" x 10'10" (3.81 x 3.32)

Another double bedroom with built in wardrobes, bedroom furniture, vertical modern radiator, double glazed rear window plus door to the en-suite shower room.

En-suite Shower Room

8'2" x 2'5" (2.49 x 0.76)

Comprising of a space saving vanity wash hand basin, toilet, shower enclosure, fully tiled walls & flooring, heated towel rail, spot lighting, extractor fan plus double glazed rear window.

Bedroom 3

8'11" x 8'3" (2.73 x 2.53)

Having a radiator and double glazed front window.

Family Bathroom

6'5" x 5'9" (1.98 x 1.77)

Comprising of a modern wall hung wash hand basin, toilet and bath with shower over, bi-fold glass shower screen, spot lighting, extractor fan, heated towel rail, fully tiled walls & flooring plus a double glazed rear window.

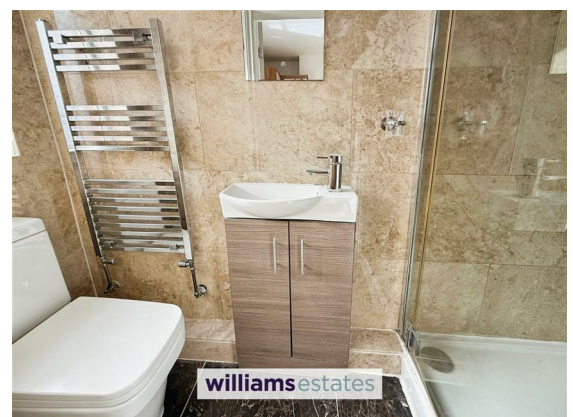
Outside

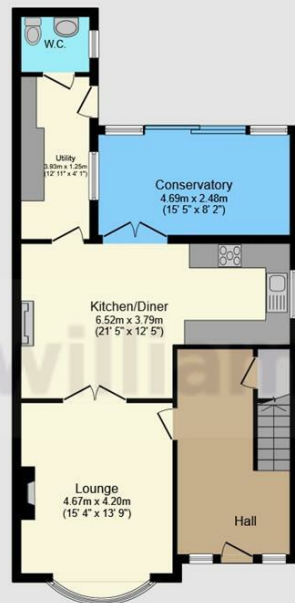
The front offer a landscaped garden with concrete pattern imprint path, slate chipped garden area plus mature shrubs and side gate then gives access to the rear garden.

To the rear there is imprint patio area, lawned section with flower beds plus timber rear gate for easy access onto the rear driveway.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Continue into Rhuddlan Village and this house can be seen on your left just after turning onto Rhyl Road, Rhuddlan.



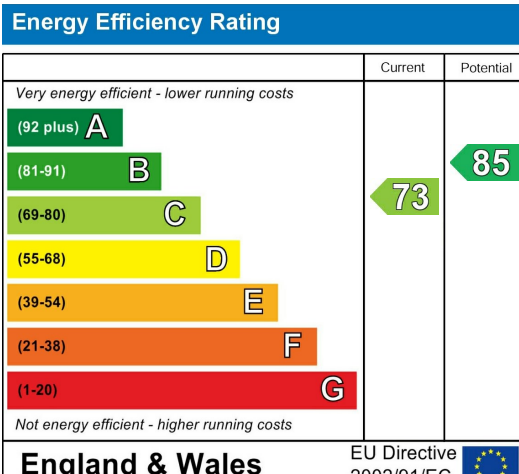


TOTAL: 129.5 sq.m. (1,394 sq.ft.)

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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Call us on
01745 369444

Rhyl@williamsestates.com

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