



6 Wynne Close, Rhuddlan, LL18 5RR

£169,950

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EPC - D58 Council Tax Band - C Tenure - Freehold

Wynne Close, Rhuddlan

3 Bedrooms - House - Terraced

This mid terraced house is to be sold with no onward chain. The accommodation requires some modernisation and briefly affords the entrance hallway, kitchen with space to dine, lounge with access to an extension room that has been used for a ground floor bedroom of which benefits from having en-suite shower room & toilet facility. On the upper floor there is the landing, bathroom plus three bedroom. Having double glazing, gas central heating, off road parking for two vehicles and to the rear there is a sunny aspect back garden. EPC is D58. Freehold. Council tax band is C.



Accommodation

Double glazed front door giving access into the hallway.

Entrance Hallway

Having laminate flooring, radiator, stairs to the upper floor and doors off.

Lounge

15'9" x 10'10" (4.82 x 3.32)

Having wall light, dado rail, fire surround with electric fire, built in storage cupboard with fitted shelving, double glazed front window and a sliding door gives access to a rear extension room that has been used as a ground floor bedroom.

Ground floor Room

13'1" x 11'3" (3.99 x 3.45)

This ground floor bedroom has fitted bedroom furniture & wardrobes, radiator, laminate flooring, double glazed side window, double glazed sliding doors that allow access to the rear garden, vanity wash hand basin with tiled splash-back plus door to the en-suite shower.



En-Suite / ground floor toilet

Comprising of a shower enclosure, toilet, wall tiles, heated towel rail, vinyl flooring, extractor fan, double glazed side window.

Kitchen Diner

15'9" x 9'11" (4.82 x 3.03)

Fitted with wall, base and drawer units, worktop surfaces, wall tiles, bowl and a half single drainer sink with mixer tap, void for a slot in gas cooker, integral dishwasher, plumbing for a washing machine, space for a fridge, wall mounted boiler, double glazed front window, built in storage cupboard, radiator, vinyl flooring, double glazed rear window plus back door.



First Floor Landing

With loft hatch, double glazed rear window and doors off.

Bathroom

6'10" x 5'5" (2.10 x 1.67)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, wall tiles, vinyl flooring, radiator and double glazed rear window.

Bedroom 1

13'3" max x 9'10" (4.06 max x 3.01)

This front bedroom has a radiator, built in storage cupboard and two double glazed window looking over the front garden.

Bedroom 2

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

This room has a radiator, built in wardrobe, storage cupboard and double glazed front window.

Bedroom 3

6'9" x 6'7" (2.08 x 2.01)

Having a radiator and double glazed rear window.

Outside

The front has off road parking for two vehicles with a low maintenance garden area with flower beds.

Side access to the rear.

The sunny aspect back garden offers a patio area, timber store, flower beds and low maintenance gravelled areas.

Directions

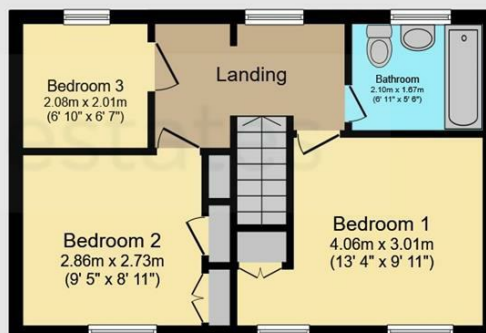
Proceed onto Vale Road that leads onto Rhuddlan Road. Continue over the next few roundabouts and onto New Road, Rhuddlan that heads in the direction of Dyserth. Turn right onto Dyserth Road then second left onto Princes Park. Right turn onto Harding Avenue the first left into Wynne Close. This house can be located on your left.





Ground Floor

Floor area 52.1 m² (561 sq.ft.)



First Floor

Floor area 35.4 m² (381 sq.ft.)

TOTAL: 87.5 m² (942 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		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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