



**11 Harding Avenue, Rhuddlan,
Denbighshire, LL18 5RP**

£205,000

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EPC - C72 Council Tax Band - C Tenure - Freehold

Harding Avenue, Rhuddlan

4 Bedrooms - House - Terraced

This mid terraced house has been extended to the rear and definitely offers the Wow factor. The accommodation affords the entrance hallway, front lounge, modern fitted kitchen with open plan access to the rear family lounge diner, plus there is a ground floor toilet. On the upper floor there is the landing, family bathroom plus four bedrooms. Having double glazing, gas central heating, ample parking on the front driveway, rear enclosed garden with amazing field views. Viewing is highly recommended. EPC is C72. Freehold. Council tax C.



Accommodation

Modern composite front door gives access into the hallway.

Hallway

With laminate flooring, staircase to first floor accommodation, open access to the kitchen and door to the front lounge.

Front Lounge

15'10" x 10'10" (4.85 x 3.31)

Having a radiator, laminate flooring, chimney breast with recess, Tv connection for a wall hung television and double glazed window to the front.

Modern Kitchen

15'10" x 9'10" (4.83 x 3.00)

Fitted with handleless grey fronted wall, base and drawer units, pinpoint plinth lighting, wine rack, black Granite worktop surfaces, bowl and a half single drainer sink with mixer tap, grey brick tile splashbacks, void for a gas range cooker with extractor fan over, plumbing for washing machine, space for condenser tumble dryer, concealed boiler, radiator, space & plumbing for American style fridge freezer, laminate flooring, inset spot lighting, double glazed front window, access to a handy under stairs toilet & open plan access to the extended family lounge diner.



Ground Floor under stairs Toilet

Comprising of a wall hung wash hand basin, push button toilet, laminate flooring plus built in under stairs cupboard.

Rear Lounge Diner

19'3" x 14'0" (5.88 x 4.29)

This rear extension offers a spacious family lounge with space to dine with three pendant light fittings for over the table, inset spot lighting, radiator, laminate flooring, T.v connection for a wall hung television plus double glazed French doors with fixed side panel window to the rear. (French doors have individual opening windows.)



First Floor Landing

With loft access hatch and built in storage cupboard over the stairs.

Bedroom 1

15'11" x 10'10" (4.86 x 3.32)

Having a radiator, laminate flooring and double glazed window to the front.

Bedroom 2

15'5" max x 9'11" (4.70 max x 3.03)

Apex roof with inset spotlighting, radiator, laminate flooring, feature double glazed rear window that offers fantastic views over the field.

Bedroom 3

11'0" x 8'9" (3.36 x 2.69)

This room has a radiator, laminate flooring and double glazed window to the front.

Bedroom 4

10'11" x 6'9" (3.34 x 2.06)

Having a radiator, laminate flooring and double glazed window to the rear with distant views.

Bathroom

5'10" x 5'9" (1.79 x 1.76)

Comprising of a modern vanity wash hand basin, toilet, panelled bath with mixer shower over, glass shower screen, modern wall tiling, extractor fan, radiator and vinyl tile flooring and double glazed window to the front.

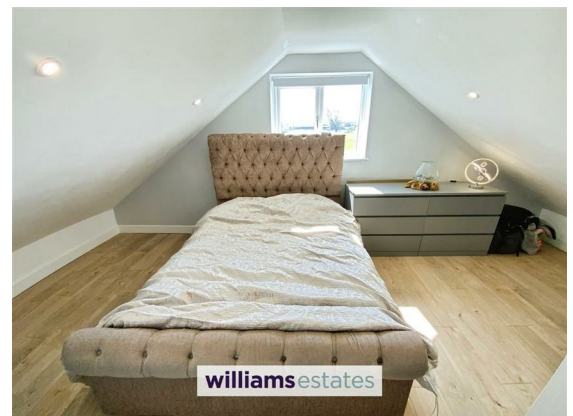
Outside

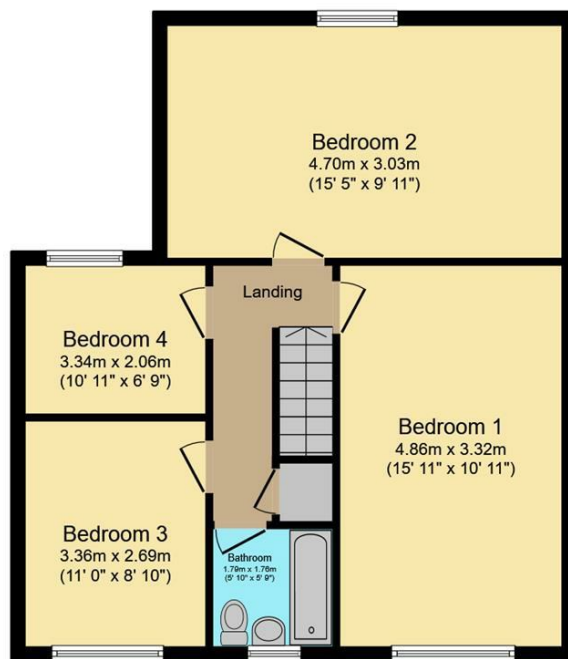
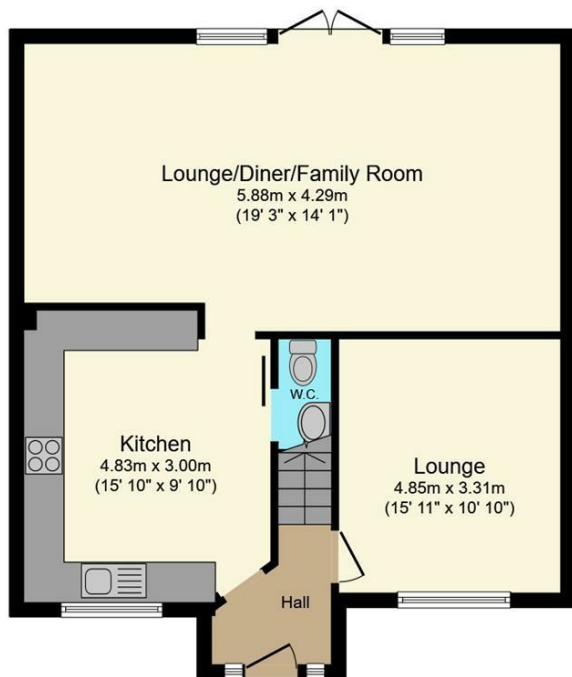
The front benefits off road parking for a number of vehicles with newly built side walls and entrance pillars. Side access to the rear.

The rear garden is mainly laid to lawn with patio area for Al-Fresco dining, short lollipop timber fence divides the rear field offering this property far reaching countryside views. Purpose built storage shed.

Directions

Proceed to Rhuddlan and at the roundabout at Rhuddlan Golf Course turn left onto New Road and third right onto Dyserth Road. Take the second left onto Princess Park and left into Harding Avenue.



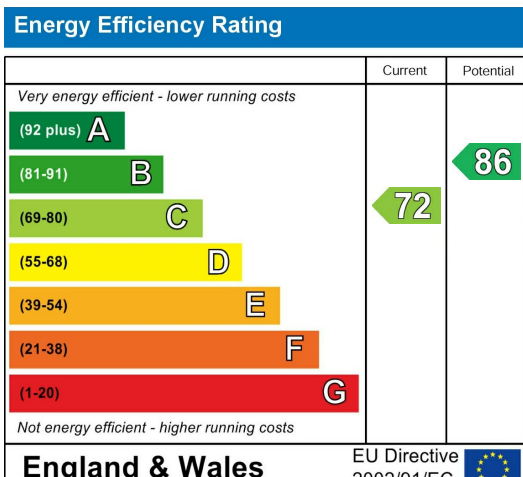


Total floor area: 133.9 sq.m. (1,441 sq.ft.)

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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