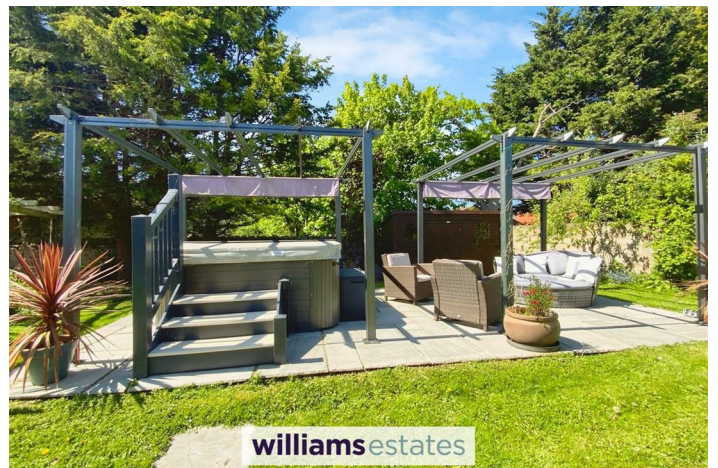




**1 Vicarage Lane, Rhuddlan,
Denbighshire, LL18 2UE**

£465,000

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EPC - C71 Council Tax Band - F Tenure - Freehold

Vicarage Lane, Rhuddlan

5 Bedrooms - House - Detached

Located within the popular Rhuddlan Village, this spacious detached house offers the entrance hallway, home office, ground floor toilet, dining room, modern fitted kitchen, family lounge with access into a rear sun lounge. On the upper floor there is the landing, modern shower room plus four bedrooms. Just off the kitchen, there is a utility room that links to the Annex accommodation that offers a lounge, kitchen, double bedroom and modern shower room. Having double glazing, gas central heating, driveway, double garage, wrap around side and large rear gardens with timber sheds, hot tub and well established plants. EPC rating C71. Freehold. Council tax F.



Accommodation

Double glazed door giving access into the entrance hallway

Entrance Hallway

16'9" x 7'0" (5.11 x 2.13)

With Karndean flooring, radiator, understairs storage cupboard, stairs to the upper floor with glass panels and black painted handrails, modern internal doors off.

Home Office

10'9" x 7'0" (3.28 x 2.13)

With radiator and double glazed windows to the front and side.

Ground Floor Toilet

Comprising of a modern vanity wash hand basin, toilet, tiled flooring and double glazed window to the side.

Dining Room

13'1" x 12'4" (4.01 x 3.76)

Having Karndean flooring, radiator, double glazed sliding patio doors which give access to the rear patio and door leads into the kitchen. Door to the lounge.

Lounge

14'4" x 12'3" (4.37 x 3.75)

Having a coved ceiling, log burner set into the chimney with decorative tile back panel, radiator, T.v connection for a wall hung television, double glazed sliding doors give access into the sun lounge.

Sun Room

15'1" x 8'5" (4.60 x 2.59)

With insulated roof, electric wall heater, double glazed windows and double glazed sliding doors that lead to the large rear garden.

Kitchen

17'0" x 9'9" (5.18 x 2.97)

This stunning fitted kitchen has Navy fronted wall & base units, worktop surfaces, deep washing up bowl, void for American style fridge freezer with surrounding units, eye level oven & microwave, plumbing for a washing machine, breakfast bar, inset spot lighting, induction hob with modern extractor fan over, vinyl flooring, walk in pantry with shelving, storage cupboard housing the boiler, door to the utility room plus two double glazed side windows.

Utility Room

9'0" x 9'0" (2.74 x 2.74)

Having a single drainer sink, base unit, worktop surface, plumbing for a washing machine, tiled splashbacks, quarry tiled floor, double glazed doors to either side and door that provides internal access into the Annexe accommodation.

Annex Accommodation



Annex Living Room

15'8" x 13'0" (4.78 x 3.96)

Having a double glazed window looking towards the side garden, double glazed french doors giving access to the rear enclosed garden, open plan access to the kitchen area.

Annex Kitchen

8'10" x 5'6" (2.69 x 1.68)

Fitted with wall, base & drawer units, void for a slot in gas or electric cooker with extractor fan over, single drainer sink and double glazed window to the rear

Annex Bedroom

16'0" x 9'8" (4.88 x 2.95)

This fifth bedroom has two double glazed windows overlooking the side garden and door to the en-suite shower room.

Annex en-suite shower room

6'7" x 5'4" (2.03 x 1.65)

With double size shower, wash basin, toilet, wall tiling, heated towel rail and double glazed window.

First Floor Landing

15'3" x 7'0" (4.65 x 2.13)

Having a radiator, hinged loft access hatch with fitted ladder, partial flooring within the attic, two double glazed windows to the front.

Bedroom 1

14'4" x 12'4" (4.38 x 3.76)

With radiator, double glazed window to the rear and built in wardrobes.

Bedroom 2

12'3" x 10'8" (3.75 x 3.27)

With radiator, fitted wardrobe and double glazed window to the rear.

Bedroom 3

12'4" x 9'10" (3.77 x 3.01)

With radiator, wardrobe and double glazed windows to the side and rear.

Bedroom 4

10'9" x 7'0" (3.29 x 2.15)

With radiator and double glazed window to the front.

Bathroom

6'11" x 6'6" (2.13 x 2.00)

Comprising of a walk in double size shower with fixed clear glass shower screen, built in vanity wash hand basin & toilet, wall tiles, heated towel rail, tiled flooring, mirror and double glazed side window.

Outside

The property is enclosed by stone walling, there is a block paved driveway, providing off street parking and leads to the detached double garage. Front garden wraps around to the side and offers a fabulous lawned area with mature trees, vegetable patch and cottage borders, timber storage sheds with wild garden area. The large rear garden is lawned with cottage borders, fruit trees and paved patio with modern pergolas, one covering the hot tub seating area plus there is the added benefit of an outside shower.

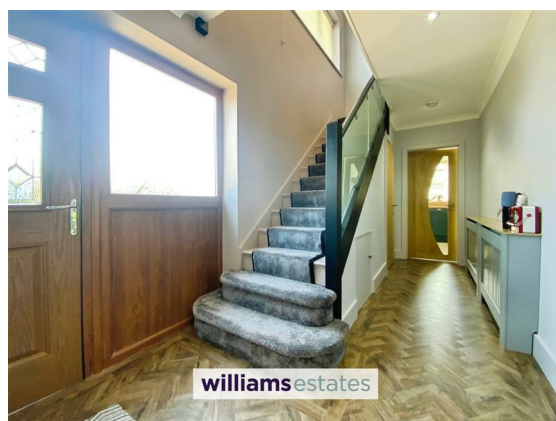
Garage

24'0" x 12'11" (7.33 x 3.96)

With up & over door, mains power, rear window and side door.

Directions

The house sits in the very centre of the village behind a high stone wall on the corner of the High Street/Rhyl Road and Vicarage lane





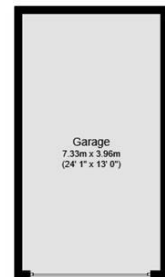
Ground Floor

Floor area 130.6 sq.m. (1,406 sq.ft.)



First Floor

Floor area 69.0 sq.m. (743 sq.ft.)



Garage

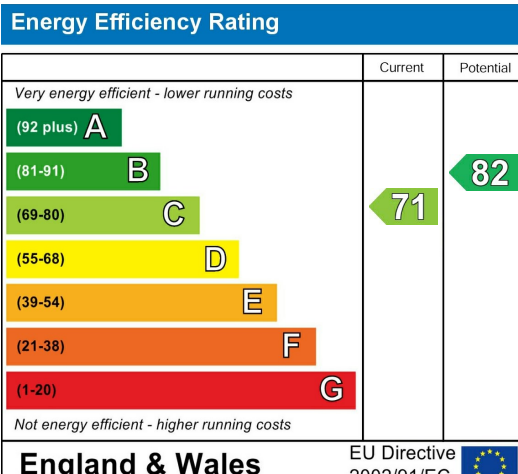
Floor area 29.0 sq.m. (312 sq.ft.)

Total floor area: 228.7 sq.m. (2,461 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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