



williams estates



**5 Cross Street, Rhuddlan, Denbighshire,
LL18 5AH**

£185,000



EPC - D67 Council Tax Band - C Tenure - Freehold

Cross Street, Rhuddlan

2 Bedrooms - House - Terraced

This delightful terraced house on Cross Street offers a unique blend of historical character and modern living. Built in around 1800, the property boasts a rich heritage, making it a perfect choice for those who appreciate traditional architecture. Upon entering, you are welcomed into a cosy open plan reception room with dining space and kitchen also has open plan access, ideal for relaxing or entertaining guests. The house features a beautiful country garden and two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable home. The modern shower is conveniently located, ensuring practicality for daily routines. The property's layout is thoughtfully designed, making the most of the available space while maintaining a sense of homeliness. Rhuddlan itself is a picturesque village, known for its historic castle and beautiful surroundings. Residents can enjoy a peaceful lifestyle while still being within easy reach of local amenities, schools, and transport links. This charming house is not just a home; it is a piece of history waiting for its next chapter. EPC is D67. Freehold. Council tax C.



Accommodation

Composite front door giving access into the hallway

Entrance Hallway

With wood flooring, feature stained glass window and glazed door leading to the open plan lounge.

Open Plan Lounge Diner

21'1" x 13'9" (6.44 x 4.21)

This stunning living room has wood flooring, victorian column radiator, recess shelf with picture light, double glazed front window with white shutters, phone point, T.v connection, under stars double storage cupboard with mains power, feature turned staircase with balustrades, chimney recess with decorative remote controlled gas burner with slate hearth, recess shelving and open plan access to the dining area which has wood flooring, victorian column radiator, double glazed French Doors that provide access to the enclosed garden. Open plan to the kitchen.

Fitted Kitchen

7'3" x 7'3" (2.23 x 2.21)

Fitted with cream fronted wall and base units, integral washing machine, worktop surfaces, integral fridge, built in oven, electric hob with extractor fan over, tiled splash backs, single drainer sink with mixer tap, double glazed rear window looking out to the rear garden and wood flooring.

First Floor Landing

From the lounge, turned staircase leads up to the landing.

Shower Room

7'0" x 6'4" (2.15 x 1.94)

Comprising of a pedestal wash hand basin, toilet, shower with fixed clear glass shower screen, radiator, wall tiles, inset mirror, shaver socket, inset spot lighting, built in storage cupboard, double glazed rear window and tiled flooring.



Bedroom 1

11'7" x 10'6" (3.55 x 3.21)

This double bedroom has a victorian column radiator, double glazed rear window overlooking the rear garden plus floor to ceiling built in wardrobes.

Bedroom 2

11'9" x 9'1" (3.59 x 2.79)

This double bedroom has a radiator, exposed beam, built in double wardrobes, built in storage cupboard that houses the boiler and has a double glazed front window with white shutters.

Outside

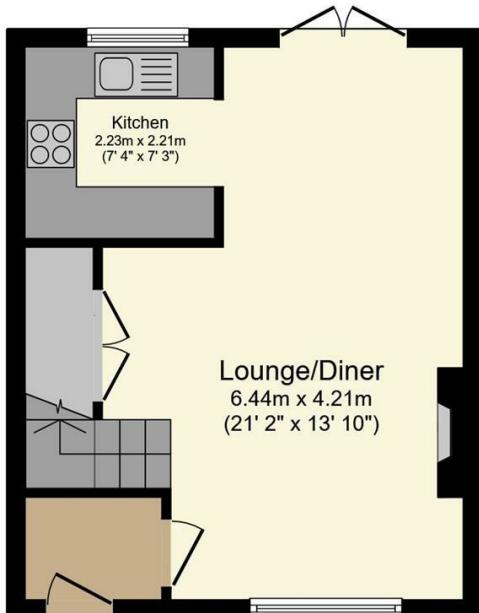
The rear offers a lower patio perfect for having a small bistro table & chairs for your early morning coffee.

Steps give access to the country design courtyard garden with gravel, stepping stone path that leads to the upper sitting area with stone raised flower bed.

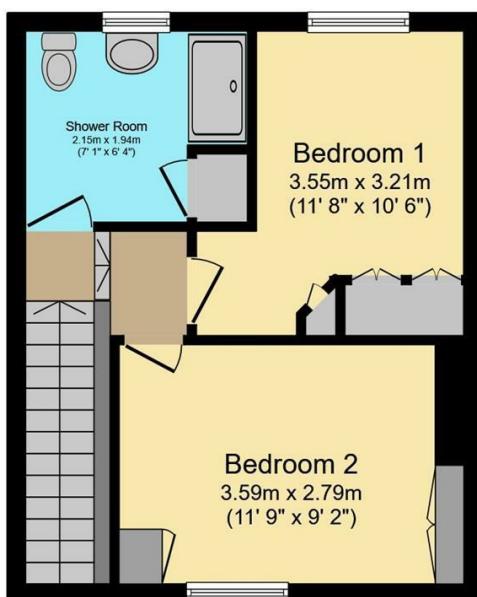
Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Follow the road toward Rhuddlan Village, continue over the next few roundabouts and proceed into the Village. After passing the petrol station continue over the traffic lights and turn left onto Parliament Street then right into Cross Street.





Ground Floor
Floor area 32.9 sq.m. (354 sq.ft.)



First Floor
Floor area 32.9 sq.m. (354 sq.ft.)

Total floor area: 65.8 sq.m. (708 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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