



**100 Rhuddlan Road, Rhyl, Denbighshire,
LL18 2RD**

Offers Over £380,000

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EPC - D67 Council Tax Band - Tenure - Freehold

Rhuddlan Road, Rhyl

4 Bedrooms - House - Detached

This splendid detached house offers a perfect blend of quality, comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes three generous reception rooms and wrap around conservatory providing ample space for relaxation, entertaining guests, or enjoying family time. The house boasts a fitted kitchen, extra toilet, shower room plus large utility room. Having three well-appointed bathrooms, ensuring convenience for all residents and visitors alike. Each room is designed to maximise space and light, creating a warm and inviting atmosphere throughout the home. For those with vehicles, the property includes ample off road parking with single garage, offering a valuable feature in this desirable area. The location is not only convenient for local amenities but also offers easy access to the beautiful coastline and vibrant community of Rhyl. This delightful home is perfect for anyone looking to settle in a peaceful yet accessible neighbourhood. With its ample living space and thoughtful design, it presents an excellent opportunity for both families and individuals alike. EPC is D67. Freehold. Council tax band is F.



Accommodation

Double glazed French doors give access into the entrance porch.

Entrance Porch

9'3" x 6'11" (2.82 x 2.13)

Having tiled flooring, double glazed front & side windows, feature stained & leaded window with matching timber door that leads into the spacious hallway.

Hallway

A spacious hall with radiator, quality wood effect flooring, turned staircase to the upper floor, access to the home office and under stairs storage cupboard.

Front Lounge

16'0" x 12'5" (4.89 x 3.80)

This living room has a radiator, decorative fire surround with matching mirror and electric fire, Karndean flooring, T.v connection, two double glazed side windows and picture double glazed window looking over the front garden. Sliding doors provide access into the dining room.

Dining Room

13'3" x 11'4" (4.06 x 3.47)

Having quality wood effect flooring, radiators, two double glazed side windows, decorative fire surround with electric fire and double glazed French doors lead into a large wrap around conservatory.

Wrap around Conservatory

25'7" max x 20'7" max (7.81 max x 6.28 max)

This bespoke conservatory really does have the wow factor, having Karndean flooring, mains power, wall heaters, T.v connection, wall lights, fitted blinds and double glazed French doors to the rear. Door to the kitchen.

Home Office

15'5" x 8'9" (4.71 x 2.67)

This additional room has Karndean flooring, radiator and double glazed front window.

Kitchen

14'11" x 12'8" (4.56 x 3.87)

Fitted with oak fronted wall, base and drawer units, worktop surface, plate rack, glass display units, void for a Range style slot in cooker, integral fridge, integral dishwasher, Belfast sink with mixer tap and granite worktop surface, tiled splashbacks, central Island & breakfast bar with granite worktop, wine rack plus additional under units, tiled flooring, decorative brick fireplace, double glazed rear window looking over the lawned garden, glazed door to the conservatory plus another glazed door the gives access to the inner hall.

Inner Hall

Having built in storage cupboards, glass block window and has access to the ground floor toilet, shower room and large utility room.

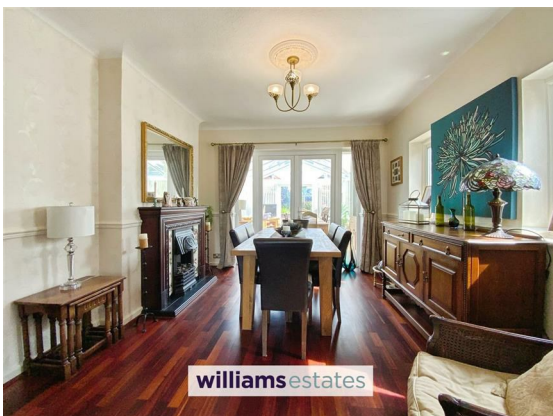
Ground Floor Toilet

Comprising a toilet, wall hung wash hand basin, radiator, glass block window, radiator and laminate flooring.

Ground Floor Shower Room

5'6" x 5'6" (1.68 x 1.68)

Comprising of a vanity wash hand basin, toilet, shower enclosure, wall tiles, extractor fan, glass block window, spot lights, heated towel rail and tiled flooring.



Utility Room

19'9" x 11'0" (6.04 x 3.37)

Fitted with gloss fronted wall, base and drawer units, worktop surface, built in oven, electric hob, single drainer sink with mixer tap, plumbing for a washing machine, void for under counter freezer, tiled splashbacks, double glazed side windows, radiator, laminate flooring, loft hatch, inset spot lighting, built in storage cupboard housing the boiler plus there is double glazed French doors that provide access to the rear enclosed garden.

First Floor Landing

Having laminate flooring and radiator.

Bedroom 1

15'5" x 12'4" (4.72 x 3.78)

Having laminate flooring, wide range of bedroom furniture & wardrobes, double glazed side windows, radiator and large double glazed front window.

Bedroom 2

18'11" x 8'9" (5.79 x 2.68)

This Spacious bedroom has Karndean flooring with pin point lighting, built in mirrored wardrobes upon entering the room, double glazed side windows, radiators and double glazed front window, inset spot lighting and door to the en-suite shower room.

En-Suite Shower Room

9'5" x 5'6" (2.89 x 1.69)

Comprising a shower enclosure, step down to the toilet which has a vanity wash hand basin, inset spot lighting, extractor fan, Karndean flooring, tiled walls, traditional column heated towel rail, double glazed windows to the side & rear.

Bedroom 3

12'8" x 11'3" (3.87 x 3.44)

This double bedroom has built in storage, wall light, inset spotlights, radiator, wood flooring, double glazed rear window with double glazed door giving access to a small balcony that looks over the enclosed sunny aspect garden. Timber staircase leads to a loft room.

Loft Room

12'11" x 11'5" (3.96 x 3.50)

This versatile space has ample built in storage cupboards, power sockets, lighting and Velux roof window.

Bedroom 4

9'10" x 7'2" (3.01 x 2.20)

Having a radiator, spotlights, built in wardrobes and over head units, wood flooring and double glazed front window.

Family Bathroom

10'11" x 7'11" (3.33 x 2.42)

Comprising of a corner modern bath with mixer shower, corner fitted shower enclosure, his & hers sink set in built in oak fronted vanity units, worktop surface plus built in toilet, wall tiles, radiator, extractor fan, inset spotlighting, tiled flooring, lighted mirror and double glazed side & rear windows.

Outside

The front offers ample parking for a number of vehicles with turn around space, lawn, flower beds and driveway leading to the attached garage. Side gate to the rear.

The sunny aspect back garden is fully enclosed having a good size lawn, various patio areas, perfect for Al-Fresco dining, flower beds with mature plants, trees and shrubs plus a raised fish pond close to the conservatory.

Garage

13'7" x 9'0" (4.15 x 2.75)

Having up and over door and side door.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Go past the petrol station and this house can be located opposite the Primary School.





Total floor area: 292.1 sq.m. (3,144 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		
(69-80) C		
(55-68) D	67	72
(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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