

**67 Rhuddlan Road, Rhyl, LL18 2PU**

**£255,000**

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**EPC - C69    Council Tax Band - E    Tenure - Freehold**



# Rhuddlan Road, Rhyl

## 2 Bedrooms - House - Detached

This delightful detached house, built in around 1950, offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a comfortable retreat by the coast. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is thoughtfully designed, ensuring that every space is utilised effectively. The property boasts a modern kitchen diner with access to a rear conservatory, there is a ground floor toilet and two En-suite shower rooms off both bedrooms, which is a significant advantage for busy households, providing convenience and privacy. The well-maintained interiors reflect a sense of care and attention, making it easy for new owners to move in without the need for immediate renovations. Outside, the house features ample off road parking for a number of vehicles with side driveway leading to the garage, a valuable asset in this desirable area. The surrounding neighbourhood is known for its friendly community and proximity to local amenities, including shops, schools, and beautiful coastal walks. This charming home on Rhuddlan Road presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its appealing features and inviting atmosphere, it is sure to attract interest from a variety of buyers. EPC is C69. Freehold. Council tax band is E.



### Accommodation

Double glazed French doors give access into the porch.

### Entrance Porch

With tiled flooring and double glazed door leading into the hallway.

### Hallway

Having wood flooring, staircase to the upper floor, radiator and door to the ground floor toilet.

### Ground Floor Toilet

6'5" x 6'4" (1.98 x 1.95 )

Comprising of a modern built in vanity wash hand basin & toilet with base units, worktop surface, wall tiles, heated towel rail, vinyl flooring, wall light over the mirror, double glazed side window and under stairs storage cupboard.

### Spacious Lounge

18'5" x 14'2" (5.63 x 4.34 )

This light and airy living room has feature windows on either side, coved ceiling, vertical modern radiators, T.v connection, fire surround and double glazed bay window to the front.

### Kitchen Diner

18'4" x 11'10" (5.59 x 3.61 )

Fitted with a good range of dove coloured wall, base and drawer units, oak wooden worktop surfaces, corner fitted Range cooker with extractor fan and black glass splashback, wall tiles, plumbing for washing machine, space for a condensing tumble dryer, void for American style fridge freezer, single drainer sink with mixer tap, double glazed rear window, vertical modern radiator, striped flooring, double glazed windows to the side and to the conservatory. Double glazed door provides access into the rear conservatory.

### Conservatory

11'6" x 11'5" (3.52 x 3.49)

Having double glazed windows, insulated roof, power sockets & lighting, vertical radiator, vinyl flooring and double glazed French door that give access to the rear enclosed back garden.



### First Floor Landing

16'0" max x 6'5" (4.89 max x 1.96 )

Having a walk in storage cupboard that houses the boiler, radiator, loft hatch with pull down ladder, double glazed side window and area perfect for your home office.

### Bedroom 1

14'11" x 14'2" (4.55 x 4.34 )

This spacious master bedroom has a double glazed bay window to the front with fitted blinds, radiator plus door that leads into the en-suite shower room & walk in wardrobe.

### En-Suite Shower

10'3" x 4'0" (3.13 x 1.22 )

Comprising a modern vanity wash hand basin with grey drawer beneath, push button toilet, double size shower enclosure with clear glass screen with sliding door, extractor fan, spot lighting, gloss tiled flooring, wall tiles, vertical radiator, double glazed side window and door the gives access into the walk in wardrobe.

### Walk in Wardrobes

9'2" x 4'0" (2.81 x 1.24 )

With spotlighting, vertical radiator and fitted hanging rails with bespoke shelving.

### Bedroom 2

11'11" x 10'2" (3.65 x 3.10 )

Having a radiator, double glazed rear window with fitted blinds, built in modern sliding wardrobes with central mirror and the left side opens to provide access into the concealed en-suite shower room.

### En-Suite Shower Room

8'7" x 7'10" (2.64 x 2.40 )

Comprising of a modern vanity wash hand basin, toilet, double size shower with clear glass screen and sliding door, wall tiles, built in storage cupboard, inset spot lighting, extractor fan, heated towel rail, vinyl flooring and double glazed rear window.

### Garage

Having double opening oak timber doors and side window.

### Outside

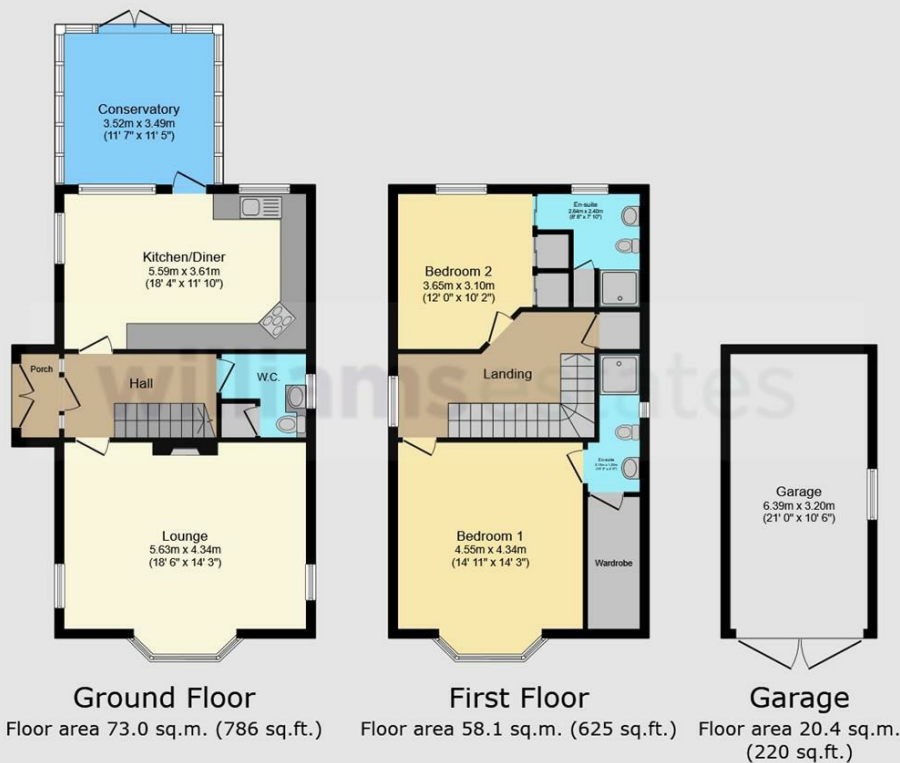
The front offers ample off road parking with gravel hardstanding area, raised flower bed with timber sleepers. Block paved driveway leads to decorative metal gates that open to provide access to the garage.

The rear garden offers a patio area for Al-Fresco dining, main gravel section with rear flower bed. There is also a purpose built storage shed.

### Directions

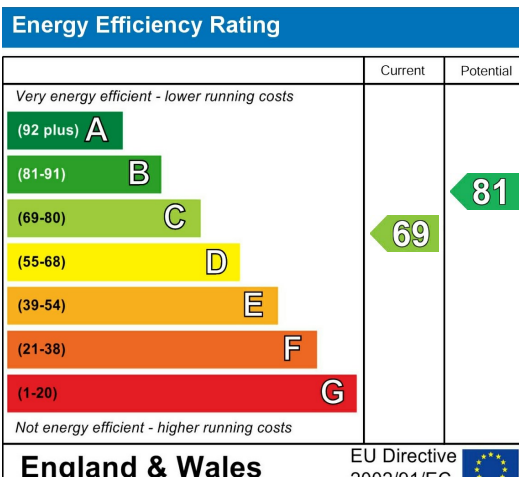
Proceed onto Vale Road that in turn leads onto Rhuddlan Road. After passing the petrol station this character house can be located on your right hand side.





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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.



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