



**5 Maes Alaw, Rhuddlan, Denbighshire,
LL18 2YU**

£355,000

 3  2  2  C

EPC - C72 Council Tax Band - E Tenure - Freehold

Maes Alaw, Rhuddlan

3 Bedrooms - House - Detached

Nestled in the charming area of Maes Alaw, Rhuddlan, this delightful detached house offers a perfect blend of comfort and style. Rhuddlan is known for its picturesque surroundings and friendly community, making it an excellent choice for families and individuals alike.

With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned living space provides ample room for family gatherings or quiet evenings at home. Upstairs offers three bedrooms, master with ensuite and separate family bathroom. Outside offers ample driveway parking and gardens to front and rear. Rhuddlan is known for its picturesque surroundings and friendly community, making it an excellent choice for families and individuals alike. EPC rating C72. Freehold. Council Tax Band E.



Accommodation

Enter via a double glazed front door allowing access into the hallway.

Hallway

Having laminate flooring, radiator, under stairs storage cupboard and stairs off.

Ground Floor Toilet

4'4" x 5'5" (1.33 x 1.67)

Comprising of a wall hung wash hand basin, push button toilet, radiator, laminate flooring and double glazed window to the front.

Lounge

10'5" x 14'6" (3.20 x 4.42)

Having laminate flooring, decorative fire surround with gas fire, wall lights, TV connection, radiator and double glazed window to the front.



Kitchen

10'2" x 8'11" (3.12 x 2.74)

Fitted with wall, drawer and base units, worktop surfaces, built in double oven and microwave, gas hob with extractor hood over, single drainer sink with mixer tap, radiator, tiled flooring and double glazed window to the rear. Door into the utility room

Utility Room

8'0" x 6'7" (2.46 x 2.01)

With plumbing for washing machine, space for fridge freezer, radiator, tiled flooring, wall mounted boiler, loft access hatch and double glazed window and door to the rear. Door into study

Study

8'3" x 7'6" (2.52 x 2.29)

With laminate flooring, radiator, spotlighting and double glazed window to the side.

Dining Room

8'6" x 12'6" (2.61 x 3.82)

With laminate flooring, radiator and open access through to the sun lounge.



Sun Lounge

10'7" x 12'8" (3.24 x 3.87)

Being fully double glazed with insulated roof, spot lighting, two radiators, fitted blinds and double glazed french doors opening onto the rear garden.

First Floor Landing

With laminate flooring, built in airing cupboard and loft access hatch.

Bedroom 1

8'8" x 12'6" (2.65 x 3.82)

With built in bedroom furniture, laminate flooring, radiator and double glazed window to the front. Door to en suite

En-suite

14'7" x 4'11" (4.47 x 1.51)

Comprising of a wash hand basin and toilet in vanity unit, shower enclosure, heated towel rail, tiled flooring, shaver socket, spot lighting and double glazed window to the side.

Bedroom 2

10'5" x 9'3" (3.20 x 2.84)

With built in bedroom furniture, laminate flooring, radiator and double glazed window to the rear.

Bedroom 3

8'9" x 9'4" (2.67 x 2.85)

With built in bedroom furniture, laminate flooring, radiator, spot lighting and double glazed window to the rear.

Family Bathroom

8'6" x 7'2" (2.60 x 2.20)

Comprising of a panelled bath with shower over, toilet and wash hand basin in vanity unit, spot lighting, heated towel rail, extractor fan, tiled floor and walls and double glazed window to the rear.

Outside

The front garden offers a lawned garden with block paved driveway providing ample parking. Side access to the rear garden

The rear garden offers a good size paved patio and steps up to a decked terrace, ideal for al fresco dining, artificial lawn, raised flower beds and summer house.

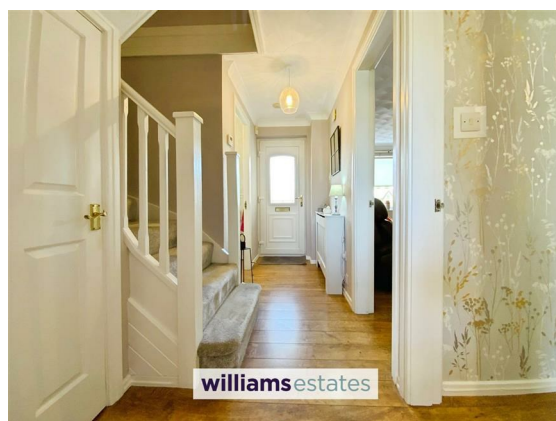
Store

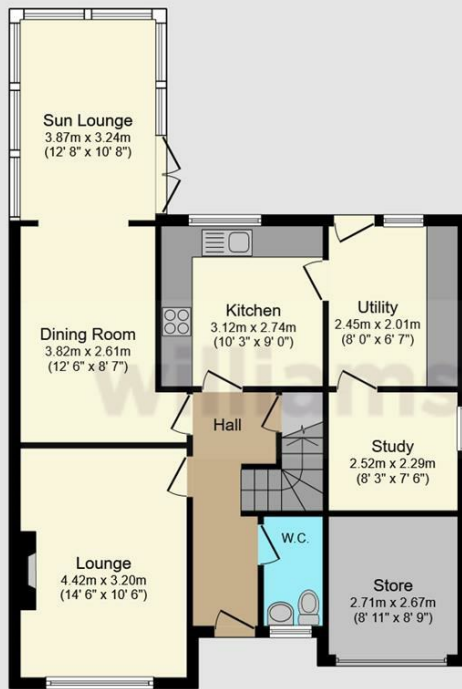
8'10" x 8'9" (2.71 x 2.67)

With up and over door.

Directions

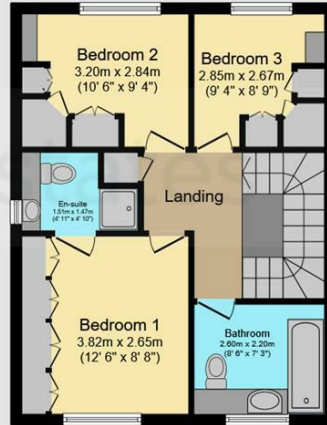
Proceed onto Rhuddlan Road and follow the road into Rhuddlan. Turn right into Highlands Road then left onto Vicarage Lane. Continue and turn right into Kerfoot Avenue then right into Maes Alaw.





Ground Floor

Floor area 79.8 sq.m. (859 sq.ft.)



First Floor

Floor area 44.9 sq.m. (483 sq.ft.)

Total floor area: 124.7 sq.m. (1,342 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

williams
estates

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		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

Rhyl@williamsestates.com

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.

williamsestates