



**50 Highlands Road, Rhuddlan, Rhyl,
LL18 2SD**

£355,000



EPC - null

Council Tax Band - D

Tenure - Freehold

Highlands Road, Rhyl

5 Bedrooms - Bungalow

Located in the charming area of Highlands Road, Rhuddlan, this delightful, extended bungalow offers a perfect blend of comfort and convenience. With five spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining. The heart of the home is undoubtedly the large kitchen diner, which boasts ample space for family meals and gatherings. This area is perfect for those who enjoy cooking and socialising, making it a wonderful hub for daily life. For those with vehicles, the property offers ample parking space as well as garage facility. This bungalow presents a fantastic opportunity for anyone seeking a spacious and versatile home in a lovely part of Rhuddlan. With its generous living spaces and convenient amenities, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming property your own. EPC rating TBC. Freehold. Council Tax band D.



Accommodation

Enter via a decorative front door opening into the reception hallway.

Hallway

With oak flooring, paneling to half level, electric consumer unit and coat hanging space.

Lounge

19'4" x 12'0" (5.9 x 3.68)

With recessed wood burning stove on hearth and timber mantle over, two radiators, oak flooring, large picture window to the front and additional double glazed window to the side.

Kitchen/Diner

9'10" x 23'4" (3.0 x 7.12)

Fitted with a range of wall, drawer and base units, butcher block worktop surfaces, breakfast bar, two built in ovens and 5 ring gas hob with ceiling hung extractor hood above, integrated microwave, integrated dishwasher, one and a half bowl single drainer sink with mixer tap, tall larder unit, space for fridge freezer, tiled flooring.

The dining area has radiator, oak double glazed double doors opening onto the garden and stairs off to first floor.



Bedroom 1

12'6" x 12'9" (3.83 x 3.9)

With high vaulted ceiling, radiator and double glazed window to the rear. Door to en-suite

En-Suite

Comprising of a large corner shower enclosure, wash hand basin in vanity unit, corner fitted toilet, wall tiling and extractor fan.

Bedroom 4

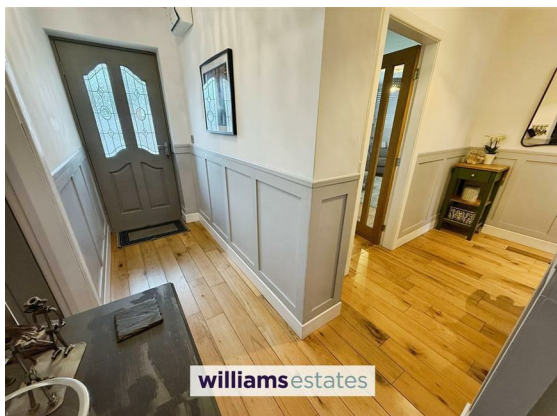
9'2" x 8'6" (2.8 x 2.6)

With radiator and double glazed window to the rear.

Bedroom 5

8'8" x 7'2" (2.65 x 2.2)

With radiator and double glazed window to the side.



Bathroom

Comprising of a panelled bath with shower over, wash hand basin in vanity unit, push button toilet, tiled walls and floor, chrome heated towel rail and built in LED cabinet.

Stairs to first floor landing

Bedroom 3

13'1" x 13'1" (4.0 x 4.0)

with low voltage down-lights, radiator and double glazed window to the side.

Bedroom 2

10'9" max x 13'1" max (3.3 max x 4.0 max)

With radiator and double glazed window to the side.

Shower Room

3'3" x 6'10" (1.0 x 2.1)

With plumbing in place for a shower, toilet and wash hand basin. Double glazed window to the side.

Garage

With up and over door, power and light and wall mounted combination boiler,

Outside

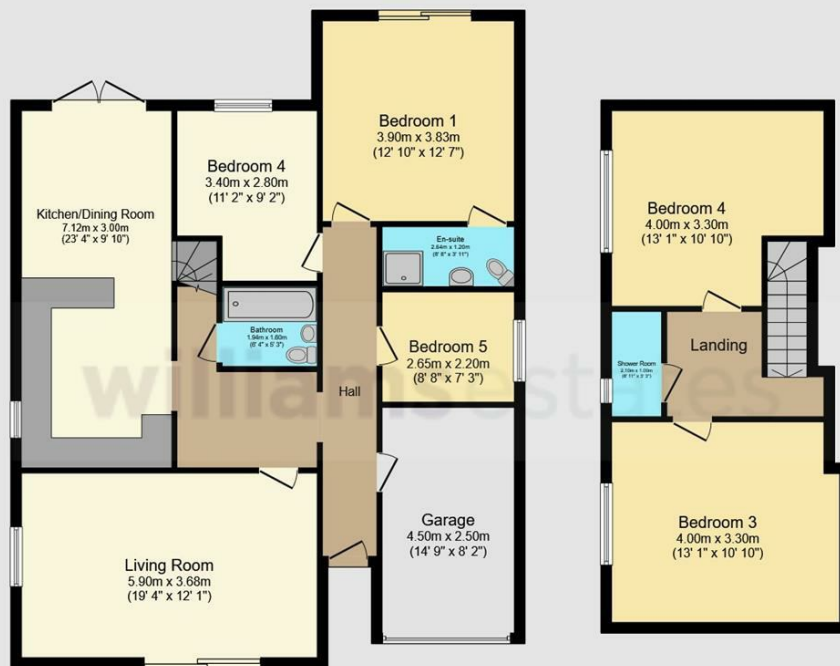
A double width paved driveway to the front with lawned garden.

The rear garden is laid with artificial grass, low maintenance borders and brick built barbecue area.

Directions

Proceed onto Vale Road which in turn leads onto Rhuddlan Road. Continue over the two roundabouts into Rhuddlan, then turn right onto Highlands Road.





Total floor area: 153.3 sq.m. (1,650 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		
(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