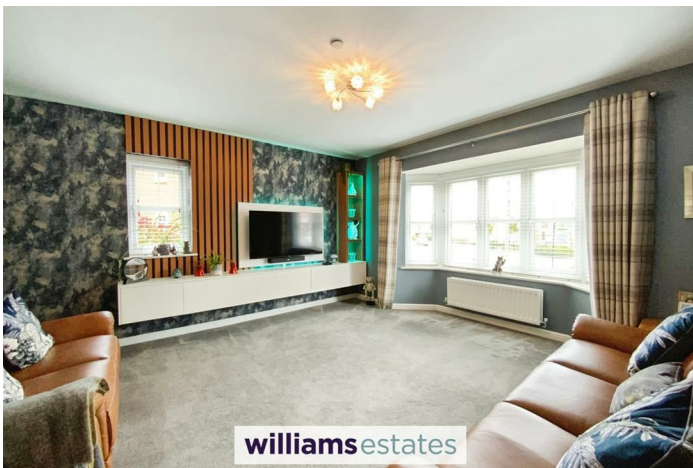




8 Ffordd Porthdy, Rhuddlan, LL18 6HZ

£385,000

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EPC - B84 Council Tax Band - F Tenure - Freehold

Ffordd Porthdy, Rhuddlan

4 Bedrooms - House - Detached

Located in the charming area of Ffordd Porthdy, Rhuddlan, this stunning detached house, built in 2020, offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The layout includes a welcoming kitchen/dining area and lounge, perfect for entertaining or relaxing after a long day. The house boasts two en-suite shower rooms, as well as a family bathroom, utility room & ground floor toilet. The contemporary design and high-quality finishes throughout the home create an inviting atmosphere that is both stylish and functional. Outside, there is driveway parking available and gardens to the front and rear. The location in Rhuddlan is particularly appealing, offering a peaceful environment while still being within easy reach of local amenities. Council Tax Band F. Freehold. EPC rating B84.



Accommodation

Via a composite front door opening into the hallway.

Hallway

With radiator, under stairs storage cupboard, turned staircase off and double glazed window to the front.

Lounge

14'2" x 16'5" (4.33 x 5.02)

Having a bespoke media wall with floating white gloss units and display, radiator, double glazed window to the side and double glazed bay window to the front.

Open Plan Kitchen/Diner

22'7" max x 14'10" (6.90 max x 4.53)

Fitted with a range of wall drawer and base units, complementary grey quartz worktop surfaces and up stands, undermount sink with mixer tap, integrated fridge freezer, integrated dishwasher, built in double oven with 5 ring gas hob and extractor hood over, tiled flooring and double glazed window to the rear. The dining area has two radiators, double glazed window to the side and double glazed french doors opening onto the rear garden. Door to utility room



Utility Room

5'6" x 4'3" (1.70 x 1.30)

With base units and grey quartz worktop surfaces, plumbing for washing machine, space for tumble dryer, sink with mixer tap, tiled flooring, radiator, concealed boiler, double glazed window to the rear and door to the ground floor toilet.

Ground Floor Toilet

4'3" x (1.30 x)

Comprising of pedestal wash hand basin, push button toilet, tiled flooring, half tiled walls, radiator, extractor fan and double glazed window to the side.

Turned Staircase to the Landing

Landing

With loft access hatch, radiator, built in airing cupboard



Bedroom 1

14'2" x 12'4" (4.34 x 3.76)

Having built in wardrobes with sliding doors, radiator and double glazed window to the front. Door to en-suite

En-Suite

10'9" x 4'9" (3.30 x 1.45)

Comprising of a pedestal wash hand basin, push button toilet, double size shower enclosure, wall tiling, shaver socket, inset spotlights, heated towel rail, tiled flooring and double glazed window to the side.

Bedroom 2

10'0" x 13'8" (3.05 x 4.18)

With radiator and double glazed window to the front.

Door to en-suite

En-Suite

7'2" x 4'2" (2.19 x 1.28)

Comprising of a pedestal wash hand basin, push button toilet, double size shower enclosure, wall tiling, heated towel rail, extractor fan, tiled flooring and double glazed window to the front.

Bedroom 3

10'10" x 11'10" (3.31 x 3.61)

With built in wardrobes, radiator and double glazed window to the rear.

Bedroom 4

13'6" x 8'3" (4.12 x 2.52)

With radiator and double glazed window to the rear.

Bathroom

6'9" x 8'3" (2.06 x 2.52)

Comprising of a pedestal wash hand basin, push button toilet, panelled bath with shower over, glass shower screen, floor to ceiling tiling, heated towel rail, extractor fan and double glazed window to the rear.

Garage

10'5" x 19'4" (3.20 x 5.90)

With up & over door.

Outside

The front garden is laid to lawn with an range of plants and shrubs, while the block paved driveway in turn leads to the integral garage. The rear garden has been landscaped with surrounding flower beds and benefits a timber garden room, currently used as a bar.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Continue over the next few roundabouts turn left for the direction of Meliden and Prestatyn. After passing the Golf Club turn left onto Ffordd Porthdy and this impressive house can be located on your left opposite the park.





Ground Floor
Floor area 91.7 sq.m. (987 sq.ft.)



First Floor
Floor area 88.1 sq.m. (949 sq.ft.)

Total floor area: 179.8 sq.m. (1,935 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		93
(81-91) B	84	
(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	



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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