



**2 Ffordd Ganol, Rhuddlan, Rhyl, LL18  
2SU**

**£269,950**



**EPC - null**

**Council Tax Band - D**

**Tenure - Freehold**

# Ffordd Ganol, Rhyl

## 2 Bedrooms - Bungalow

Nestled in the charming area of Ffordd Ganol, Rhuddlan, this delightful bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The bungalow features a welcoming reception room, as well as a comprehensively fitted kitchen, conservatory and modern family bathroom. Also benefiting driveway parking, garage facility, EV charging point, gardens, gas fired central heating and double glazing. EPC rating TBC. Freehold. Council Tax Band D.



### Accommodation

Enter via a double glazed front door with double glazed panels adjacent, opening into the porch.

### Porch

With glazed oak door opening into the hallway.

### Hallway

Having radiator and loft access hatch.

### Loft

With pull down ladder, fully boarded, power and lighting.

### Lounge

10'9" x 14'9" (3.3 x 4.5)

With feature fireplace and living flame effect gas fire, radiator and large double glazed window to the front.

### Kitchen

10'9" x 15'3" (3.3 x 4.65)

Fitted with a range of wall, drawer and base units, complementary worktop surfaces, stainless steel bowl and a half single drainer sink with mixer tap, integrated fridge & dishwasher, built in double oven and 5 ring gas hob with extractor hood over, tiled floor, radiator and double glazed window to the side. Double glazed double doors open into the conservatory.

### Conservatory

10'2" x 13'5" (3.1 x 4.1)

Being fully double glazed, with tiled flooring and double glazed double doors opening onto the garden.

### Bedroom 1

10'4" x 14'2" (3.16 x 4.33)

With radiator and double glazed window to the rear.

### Bedroom 2

10'4" x 8'10" (3.16 x 2.7)

With radiator and double glazed window to the front.



## Bathroom

5'1" x 7'9" (1.55 x 2.37)

Comprising of a panelled bath with mixer shower over, vanity wash hand basin and low flush Wc, chrome heated towel rail, tiled walls and double glazed window to the rear.

## Outside

The front garden is laid to lawn with wide paved driveway providing off road parking.

The rear garden is enclosed and mainly laid to lawn with paved patio areas and mature shrubs and trees.

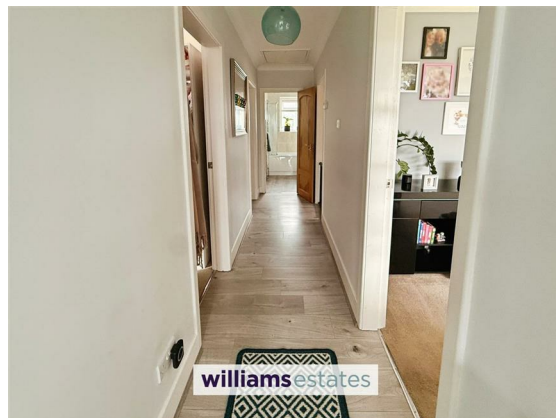
## Garage

22'11" x 8'10" (7.0 x 2.7)

With up & over door, sink with tap, plumbing for washing machine and space for tumble dryer. Personnel door to the rear.

## Directions

Proceed onto Rhuddlan Road and head into Rhuddlan. Turn right onto Highlands Road and immediately right onto Highlands Close. Follow the road around to Ffordd Ganol and the property can be seen on the left hand side.





Total floor area: 102.2 sq.m. (1,100 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](http://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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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