

**17 Parc Y Lleng, Gwindy Street,  
Rhuddlan, Denbighshire, LL18 2UX**

**£200,000**

 3  1  1  C

**EPC - C72    Council Tax Band - C    Tenure - Freehold**



# Parc Y Lleng, Rhuddlan

## 3 Bedrooms - House - Semi-Detached

Parc Y Lleng is located just off Gwindy Street, Rhuddlan, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in around 1995, the property boasts a modern design that caters to contemporary living while maintaining a warm and inviting atmosphere.

Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The house features a spacious modern kitchen with space to dine and on the upper floor there are three bedrooms, providing ample space for a growing family or for those who desire a home office or guest room. The property includes a well-appointed bathroom, designed for both functionality and comfort. For those with vehicles, the property offers parking on the front driveway, adding to the convenience of this lovely home. The surrounding area of Rhuddlan is known for its friendly community and local amenities, making it an excellent choice for families and individuals alike. In summary, this semi-detached house in the heart of Rhuddlan is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its modern features and comfortable living spaces, it is sure to appeal to a variety of buyers. EPC is C72. Freehold. Council tax band C. For viewings, please contact our Rhyl team 01745 369 444.



### Accommodation

Double glazed front door giving access into the hallway

### Entrance Hallway

Having laminate flooring, radiator, under stairs storage cupboard, stairs to the upper floor and door to a ground floor toilet.

### Ground Floor Toilet

4'7" x 3'4" (1.40 x 1.02 )

Comprising of a pedestal wash hand basin, toilet, laminate flooring and double glazed front window.

### Lounge

15'10" x 11'1" (4.83 x 3.40 )

Having laminate flooring, modern vertical radiator, double glazed front window with fitted blinds, modern wall hung electric fire and T.v connection for a wall mounted television.

### Kitchen Diner

17'3" x 9'3" (5.28 x 2.84 )

Fitted with white gloss fronted wall, base and drawer units, worktop surfaces, concealed boiler, single drainer sink with mixer tap, tile splash backs, built in oven, electric hob with extractor fan over, plumbing for a washing machine, space for a fridge freezer, double glazed rear window, extractor fan, laminate flooring, modern vertical radiator, space to dine and has a double back door.

### First Floor Landing

Having a built in storage cupboard, spot lighting and loft hatch.

### Bedroom 1

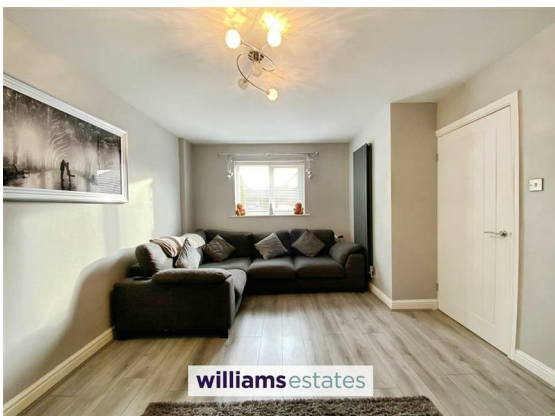
12'11" x 10'4" (3.94 x 3.16)

Having a radiator, built in mirrored wardrobes and double glazed front window with fitted blinds.

### Bedroom 2

12'4" x 10'0" (3.77 x 3.06 )

Having a radiator and double glazed rear window with fitted blinds.



### Bedroom 3

9'4" x 6'9" (2.87 x 2.06 )

Having a radiator, built in storage cupboard and a double glazed front window with fitted blinds.

### Family Bathroom

6'11" x 5'6" (2.11 x 1.68 )

Comprising of a modern built in vanity unit with toilet, worktop and dark grey-gloss base units, bath with shower over, clear glass shower screen, fully tiled walls, inset spot lighting, tiled flooring, heated towel rail and double glazed rear window.

### Outside

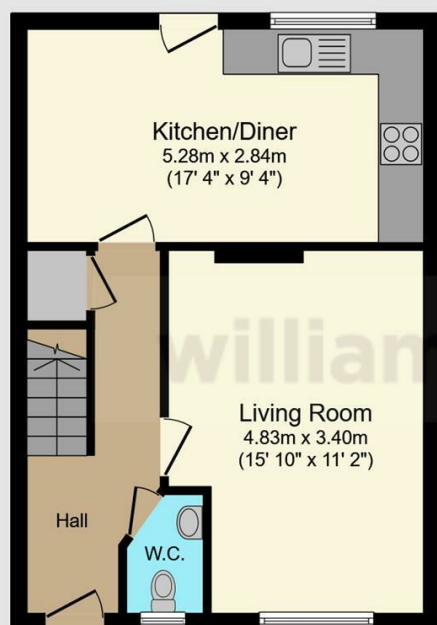
The front offers off road parking on the block paved driveway with side access to the timber store.

The enclosed back garden has artificial grass and paved path

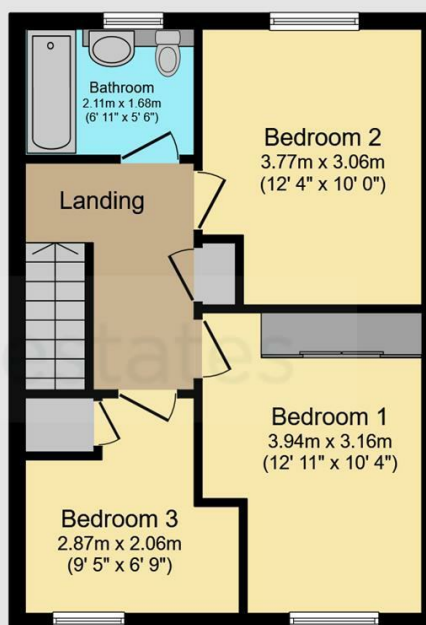
### Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Go over the next few roundabouts and head into Rhuddlan Village. Turn right onto Gwindy Street then right again into the cul-de-sac Parc Y Lleng. This modern house can be located on your left hand side.





**Ground Floor**  
Floor area 41.0 sq.m. (442 sq.ft.)



**First Floor**  
Floor area 41.0 sq.m. (442 sq.ft.)

Total floor area: 82.0 sq.m. (883 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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