



**14 Llys Penyffordd Pentre Lane,
Rhuddlan, LL18 6HJ**

£330,000



EPC - C69 Council Tax Band - E Tenure - Freehold

Pentre Lane, Rhuddlan

3 Bedrooms - Character Property - Detached

Located within the Historic Rhuddlan Village, this detached character property offers a perfect blend of charm with a tastefully modern interior, designed for everyone's taste. With two first floor bedrooms plus additional ground floor bedroom with toilet facility, this home is ideal for families or those seeking extra space. The inviting open plan lounge provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. Access to a utility room, perfect for your daily laundry. The property features a modern & fully fitted kitchen with dining space that has patio doors to a private garden and on the upper floor there is the well-appointed shower room, ensuring comfort and privacy for all residents. One of the standout features of this home is the ample parking on the block driveway which leads to the garage. Rhuddlan is known for its rich history and picturesque surroundings, making it an attractive place to live. Residents can enjoy the local amenities, including shops, schools, and parks, all within easy reach. The nearby coastal town of Rhyl offers a variety of leisure activities and beautiful beaches, perfect for family outings. This character property on Pentre Lane presents an excellent opportunity for those looking to settle in a tranquil yet vibrant community. With its spacious layout and convenient features, it is a must-see for anyone seeking a ready to move in home in this lovely part of North Wales. EPC is C69. Freehold. Council tax E.



Accommodation

Open front storm porch with quarry tiled floor. Modern composite front door that provides access into the entrance porch.

Entrance Porch

Having LVT herringbone flooring, radiator, double glazed front window and bespoke hall bench with coat rack. Open plan entrance to the spacious living room.

Open Plan Lounge

16'11" x 14'9" (5.18 x 4.50)

This spacious living room has modern LVT herringbone flooring, radiators, T.v connection, exposed beams, inset spot lighting, double glazed front & side windows, feature log burner set on a stone hearth with black tile back panel and wooden mantel. Under stairs area plus open tread staircase that leads to the first floor accommodation.

Kitchen Diner

25'1" x 8'0" (7.67 x 2.46)

Fitted with modern cashmere fronted wall, base and drawer units, white worktop surfaces, tiled splash backs, under unit lighting, built in oven, gas hob with extractor fan over, integral fridge freezer, integral dishwasher, single drainer sink with mixer tap, double glazed window to the side, LVT herringbone flooring, inset spot lighting. To the dining area there is space to dine, wall light fitting, radiator, LVT flooring, two additional side windows plus double glazed French doors that give access to the enclosed patio.

Utility

4'9" x 4'1" (1.47 x 1.27)

Sliding door, wall & base unit with worktop surface, plumbing for a washing machine, LVT flooring and ceiling light.

Ground Floor Bedroom 3

11'8" x 9'6" (3.58 x 2.92)

This additional room has LVT herringbone flooring, radiator, double glazed front window, built in double storage cupboard and door to a handy ground floor toilet.

Ground Floor Toilet

3'8" x 4'7" (1.12 x 1.40)

Comprising of a modern built in vanity wash hand basin & toilet with white gloss units, worktop surface, tile splashback, heated towel rail, LVT flooring and concealed boiler and electric fuse box.

First Floor Landing

Double glazed lower side window, stairs from the lounge lead upto the landing which has a wall light, radiator and loft hatch.

Bedroom 1

14'7" x 13'6" (4.46 x 4.12)

This master bedroom has modern wardrobes, radiator, T.v connection for a wall hung television, exposed beams, wall lighting and double glazed window that overlooks Pentre Lane.



Bedroom 2

10'8" x 9'6" (3.26 x 2.91)

This double room has modern wardrobes, radiator, exposed beam, spot lighting and double glazed front window.



Shower Room

9'3" x 6'0" (2.82 x 1.84)

Comprising a modern built in vanity wash hand basin and toilet with white gloss units, worktop surface, splash back, vinyl flooring, two velux roof windows, heated towel rail with radiator, double shower enclosure with grey wall panelling & clear glass shower with sliding access door.

Outside

The front offers ample off road parking on the block pave drive that leads to the garage. Car charging power supply. The front garden has been landscaped with raised sleepers, flower beds and decorative gravel.

To the right corner there is decorative trellis to enclose a small courtyard sunny aspect patio area.

The rear garden has been designed for low maintenance and offers a fantastic paved Alfresco area with pergola having outside lighting, modern slatted back fence, log store plus timber shed and outside water supply tap.



Garage

16'5" x 9'0" (5.01 x 2.75)

Having electric door, mains power & lighting plus rear door.

Directions

Proceed on to Vale Raod that in turn leads onto Rhuddlan Road. Go over the roundabout and head into Rhuddlan. Turn left onto Pentre Lane the left into Llys Penyffordd. This house is located on the corner.





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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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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