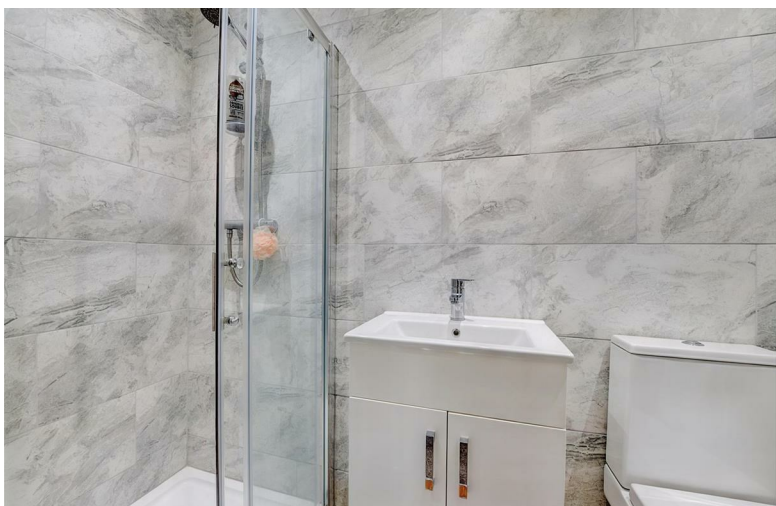


# SIMPLY ESTATES



*Ffordd Nant, Rhuddlan, U18*

**£325,000**



Newly renovated and extended bungalow, located in the highly desirable village of Rhuddlan.

After undergoing high specification renovations, this property is ready for you to simply walk in and enjoy. The full-width extension adds additional living space, enhancing the overall functionality and appeal of the home.

The property has a large driveway for several cars as well as a garage and has been re-rendered, elevating its curb appeal and enhancing its overall aesthetic charm. With its refreshed exterior, this home welcomes you with style from the moment you arrive.

On entering you're welcomed by a convenient porch, leading to a hallway that connects all further rooms. The existing lounge is generously proportioned and front-facing, offering a comfortable living space. The modernised open-plan kitchen seamlessly integrates with the dining room, which forms part of the new extension. This arrangement offers living and entertaining space, ideal for hosting family and guests.

The property boasts three bedrooms, with two part of the existing property and the third one extended. The main bedroom features built-in storage and includes the added benefit of an en suite bathroom, providing privacy and convenience. Additionally, there is a family bathroom with shower over the bath.

Externally, there is a spacious garden featuring a patio, lawn, and seating area, complemented by a vegetable patch. Convenient access to the garage is available, along with side access leading to the front of the property.

### Lounge

10'8" x 15'8" (3.27 x 4.79)

As part of the original construction, this spacious living room features a full-width window at the front, allowing ample natural light.

### Kitchen

9'0" x 13'5" (2.76 x 4.11)

Recently renovated to a high specification, this kitchen boasts modern features such as spotlights, integrated appliances, quartz worktops, and Karndean flooring, offering both style and functionality.

### Dining Room

14'5" x 12'3" (4.40 x 3.74)

Continuing seamlessly from the kitchen in an open-plan layout, this dining area feature the same spotlights and Karndean flooring for a cohesive look. Additionally, the room is enhanced by a large rooflight and bi-folding doors leading out to the garden, creating a bright and airy space perfect for dining and entertaining.

### Main Bedroom

10'0" x 28'3" (3.07 x 8.63)

As part of the extension, the master bedroom offers ample space for a bed and furniture, along with the convenience of built-in wardrobes. Additionally, it provides access to the new en suite, enhancing the comfort and functionality of the space.

### En Suite

3'2" x 7'7" (0.98 x 2.32)

The en suite is a newly added feature, providing a private and convenient space attached to the master bedroom. Complete with modern shower suite, wash hand basin, WC and chrome towel radiator.

### Bedroom Two

10'1" x 8'6" (3.09 x 2.60)

Neutrally decorated double bedroom featuring a window and radiator.

### Bedroom Three

7'8" x 6'11" (2.35 x 2.13)

Single sized bedroom perfect for growing family or alternatively a functional office space.

### Bathroom

5'2" x 8'6" (1.59 x 2.61)

Family bathroom with white suite including bath with shower over, wash hand basin and WC as well as chrome towel radiator.

### Garage

Large garage with access from rear garden through uPVC door and electric up and over garage door to the front driveway.

### Exterior

Externally, the property boasts a spacious rear garden accessible via bifold doors, featuring various zoned areas for outdoor enjoyment and relaxation. At the front, there is a generously sized open driveway providing parking space for several cars, ensuring convenience.

### Disclaimer

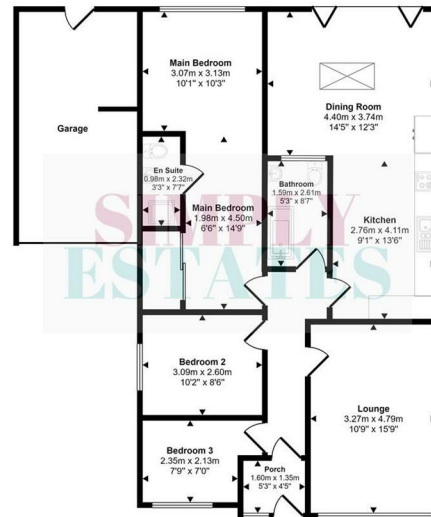
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**Floor Area:** 1257.00 sq ft  
**Plot Size:** 0.13 acre(s)  
**Tenure:** Freehold  
**Council:** Denbighshire  
**Band:** D



Approx Gross Internal Area  
117 sq m / 1256 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with MadeSnippy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	

### Directions

From our Rhuddlan office head right towards Rhyl Road. Turn left onto Vicarage Lane then take the 5th right onto Ffordd Nant. The property is located on the left.

