



5 Ffordd Nant, Rhuddlan - LL18 2SH

£325,000 Freehold

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

SIMPLY ESTATES



Lounge

10' 9" x 15' 9" (3.27m x 4.79m)

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

Kitchen

9' 1" x 13' 6" (2.76m x 4.11m)

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" (4.40m x 3.74m)

Continuing seamlessly from the kitchen in an open-plan layout, this dining area features 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.



External Areas

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.



Main Bedroom

10' 1" x 28' 4" (3.07m x 8.63m)

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

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' 2" x 8' 6" (3.09m x 2.60m)

Neutrally decorated double bedroom featuring a window and radiator.

Bedroom Three

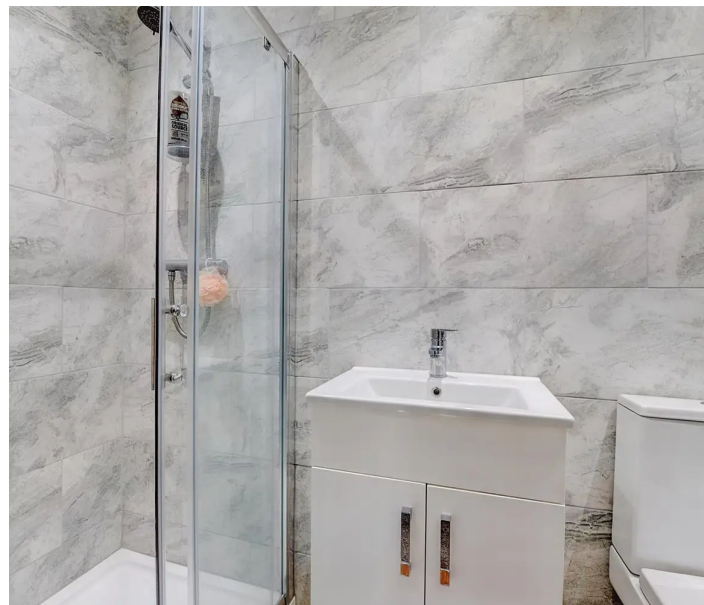
7' 9" x 7' 0" (2.35m x 2.13m)

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

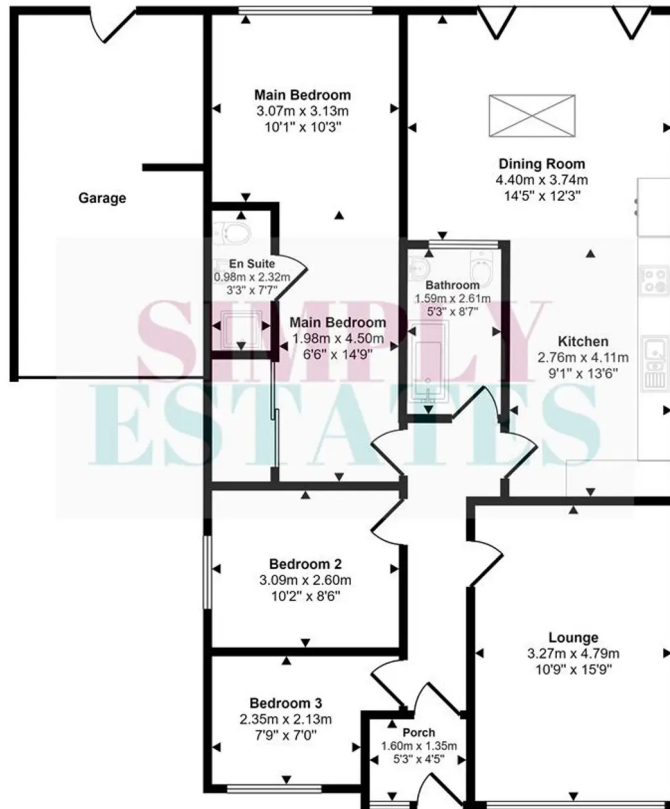
Bathroom

5' 3" x 8' 7" (1.59m x 2.61m)

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



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 Made Snappy 360.

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.



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