



**Highfield Rhyl Road, Rhuddlan,
Denbighshire, LL18 2TL**

£315,000



EPC - C69 Council Tax Band - E Tenure - Freehold

Rhyl Road, Rhuddlan

3 Bedrooms - House - Semi-Detached

Located on the charming Rhyl Road in the picturesque village of Rhuddlan, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The front snug reception room provides an opportunity for relaxation and entertaining, plus the rear open plan lounge has a log burner perfect for allowing you to create a warm and inviting atmosphere for family gatherings or quiet evenings in, this room opens into the spacious dining and rear sun room, both giving access to the rear garden. The house has a modern kitchen plus utility room and boasts two bathrooms, ensuring that morning routines run smoothly and providing added privacy for all occupants. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living. Outside, you will find ample parking for a number of vehicles, a valuable feature in this desirable location. The surrounding area is known for its friendly community and easy access to local amenities, making it a wonderful place to call home. This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible part of North Wales. EPC rating is 69C. Freehold. Council tax band E. To arrange a viewing, contact our Rhyl branch on 01745 369 444.



Accommodation

Composite front door giving access into the entrance porch

Entrance Porch

Having radiator, tiled floor, glazed internal door into the hallway.

Hallway

With under stair storage cupboard, radiator, laminate flooring and turned staircase to the upper floor.

Snug

11'10" x 9'10" (3.62 x 3.00)

This cozy additional room has a radiator and double glazed window to the front.

Open plan Lounge Area

13'9" x 11'3" (4.21 x 3.43)

This living room has a focal fireplace with inset log burner, timber mantel, vertical modern radiator, T.v connection and open plan access to the spacious dining room area.

Open Plan Dining

20'7" x 9'3" (6.28 x 2.82)

Having laminate flooring, vertical modern radiator, double glazed French doors to the rear decked terrace, door to the utility room plus open plan access to the sun room.

Sun Room

9'1" x 8'7" (2.79 x 2.64)

This sun lounge has laminate flooring, insulated ceiling with spot lighting, double glazed windows plus double glazed french doors that give access to the rear decked patio.

Kitchen

11'8" x 8'4" (3.58 x 2.55)

Fitted with grey gloss fronted wall, base and drawer units, complementary worktop surfaces, modern tiled splashbacks, one and a half bowl single drainer sink with mixer tap, eye level double oven, gas hob with extractor hood over, plumbing for a dishwasher, void for a fridge freezer, laminate flooring, radiator, double glazed side window and open plan access to the dining room area.



Utility room

8'0" x 6'0" (2.44 x 1.83)

Having white gloss fronted units, worktop surface, plumbing for a washing machine, void for tumble dryer, radiator, vinyl flooring, double glazed window and back door. Door to the ground floor shower room.



Ground Floor Shower Room

6'3" x 3'11" (1.91 x 1.21)

This newly installed shower room comprises of a modern built in vanity wash hand basin and toilet, double size walk in shower, clear glass shower screen, modern wall panelling, heated towel rail, vinyl flooring and double glazed rear window.

Turned Stairs to the first floor landing

With double glazed window to the front.

Bedroom 1

12'8" x 11'4" (3.87 x 3.46)

Having radiator, built in wardrobes and double glazed window to the rear elevation.



Bedroom 2

11'10" x 9'10" (3.62 x 3.02)

Having a radiator and double glazed window the front.

Bedroom 3

11'3" x 8'5" (3.45 x 2.57)

Having a radiator, loft access hatch and double glazed window to the rear elevation.



Family Bathroom

8'2" x 5'2" (2.50 x 1.58)

Comprising of a push button toilet, free standing wash hand basin with walnut drawer unit beneath, lighted mirror, L'Shaped bath with rain shower over, fully tiled walls, heated towel rail, floor tiles and double glazed front window.

Outside

The front offers a red brick front wall with open access to a large block paved driveway of which provides ample off road parking for a number of vehicles, front flower bed and side access to the rear enclosed garden.

The garden is mainly lawned with a decked patio, flower beds, timber log store with useful storage plus there is an additional block paved patio, perfect for Al-Fresco dining.

Directions

From our Rhyl Office proceed out of Rhyl in the direction towards Sainsburys, go over the next couple of roundabouts and continue into Rhuddlan. This property can be found on the left hand side, just after Pentre Lane.





Floor area 83.9 sq.m. (903 sq.ft.)



Floor area 48.9 sq.m. (527 sq.ft.)

Total floor area: 132.9 sq.m. (1,430 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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