

1A Sheldawyn, Plas Y Brenin, Rhuddlan, Denbighshire LL18 5YH

Offers Over £325,000

3

2

2



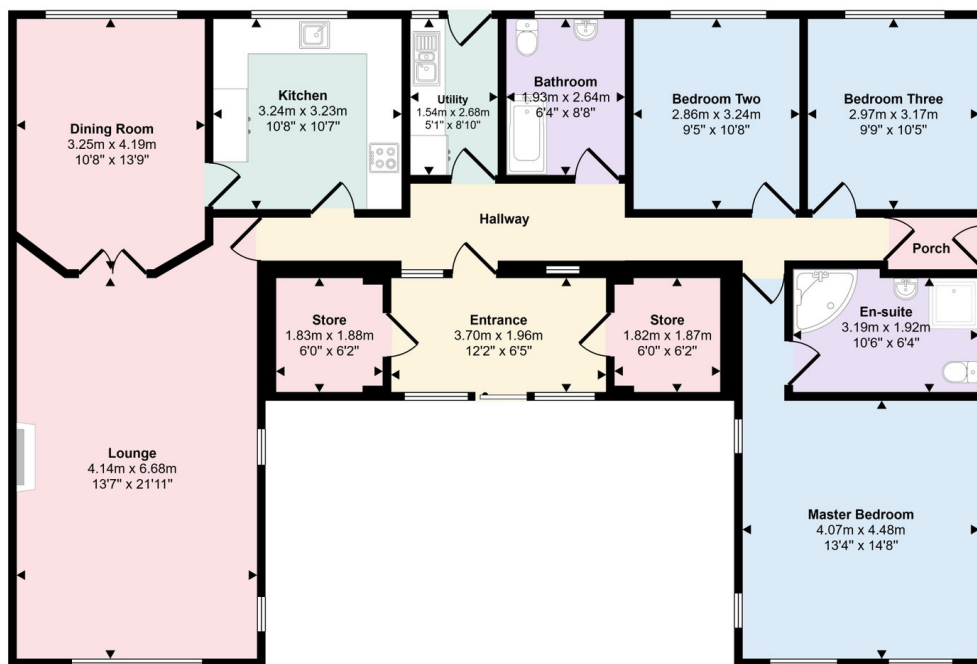
NO FORWARD CHAIN Situated at the head of a cul-de-sac within a village location is this spacious detached bungalow offering a large lounge, dining room, kitchen and separate utility room, family bathroom, master bedroom with fitted wardrobes and a good size ensuite having a four piece suite and two further double bedrooms. The property benefits from an extensive driveway with a Detached Garage, viewing is recommended for the size to be fully appreciated.

DIRECTIONS From the Prestatyn office turn left onto Meliden Road and proceed through the village of Meliden, continue at the traffic lights into the village of Rhuddlan and at the round about turn left and turn first right onto Heol Hendre, proceed to the junction turning left and proceed into Plas Y Brenin where the property will be found on the right hand side.

Key Features

- SPACIOUS DETACHED BUNGALOW
- HEAD OF A CUL-DE-SAC LOCATION
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- FITTED KITCHEN & UTILITY
- LARGE LOUNGE WITH DINING ROOM OFF
- EXTENSIVE PARKING & GARAGE
- NO FORWARD CHAIN
- FREEHOLD
- COUNCIL TAX - F EPC - C

Approx Gross Internal Area
144 sq m / 1549 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.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.