



1b Highlands Close, Rhuddlan

£350,000

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Rhuddlan, Rhyl

Elegant four-bedroom detached house with light-filled interiors, versatile living space, private garden, garage, and a peaceful, exclusive setting. **Stamp duty paid - subject to conditions.**

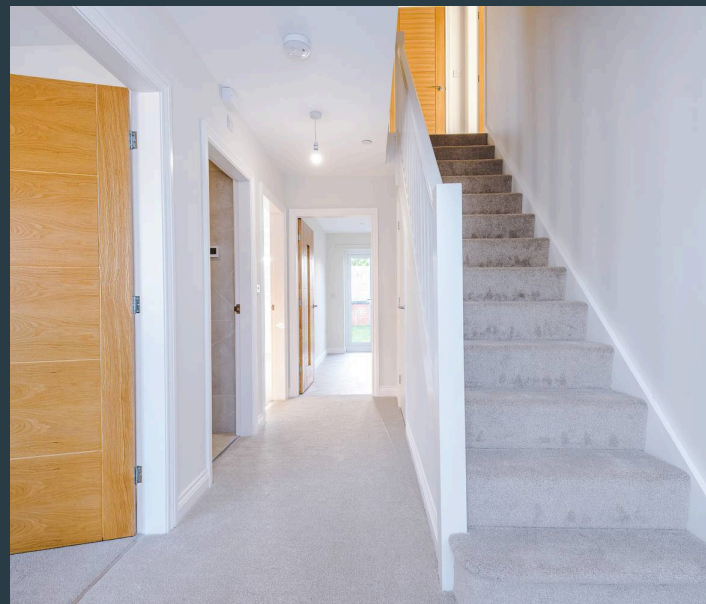
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G

- Exclusive development of just four individually designed luxury homes
- Generous, light-filled interiors with a highly versatile layout
- Private landscaped gardens offering privacy and outdoor enjoyment
- Garage with private driveway parking
- Exceptional open-plan kitchen/breakfast room, designed for modern living and entertaining
- Accommodation arranged over up to four well-proportioned bedrooms
- Principal bedroom with stylish en-suite facilities
- Elegant bathrooms on both ground and first floors
- Offered with the significant advantage of no onward chain





Lounge

10' 3" x 14' 10" (3.12m x 4.52m)

A generous and well-proportioned sitting room, fully carpeted, with a double-glazed window to the front. The underfloor heating eliminates the need for radiators, leaving wall space clear and making furnishing straightforward. A comfortable and versatile space.

Kitchen/Diner/Breakfast Room

17' 6" x 11' 11" (5.33m x 3.62m)

A large, well-appointed and sociable kitchen, with timber-effect flooring throughout and UPVC double-glazed patio doors opening directly to the rear terrace — bringing the south-facing garden into the room and making it a natural hub for family life. The kitchen is fitted with an extensive range of contemporary base and wall units, including generous drawer and cupboard storage beneath a broad run of timber-effect worksurface. Appliances include a four-ring electric hob with extractor over, integral oven, integral dishwasher, integral fridge freezer, and space and plumbing for a washing machine. A double-glazed window overlooks the rear garden.

Groundfloor Family Bathroom

9' 9" x 6' 9" (2.97m x 2.05m)

Superbly appointed and finished to a high standard throughout. The room features a large shower bath with glazed shower screen and shower over, a hand wash basin with vanity surround and mirrored cabinet over, low-level WC with concealed cistern, and a heated towel rail radiator. Tiled floor and full-height wall tiling throughout.

Bedroom Three/Dining Room/Snug

10' 6" x 11' 8" (3.20m x 3.56m)

A large and highly adaptable ground floor room — potentially the principal bedroom for those seeking fully accessible ground floor living — with UPVC double-glazed windows overlooking the rear garden. As a family room, sitting room or formal dining space it works equally well, making this one of the most flexible rooms in the house.





Bedroom Four/Study/Home Office

10' 7" x 7' 3" (3.22m x 2.20m)

A genuinely versatile ground floor room, carpeted, with a window to the front. Large enough to serve comfortably as a fourth bedroom, a generous home office or a dedicated study — this is one of the spaces that gives the property its exceptional flexibility.

Master Bedroom

10' 6" x 17' 3" (3.19m x 5.26m)

A fine master bedroom with a dormer window overlooking the rear garden, fully carpeted, and benefiting from a range of fitted wardrobes providing hanging space and shelving. The en suite shower room is very well appointed, with a fully tiled shower cubicle, low-level WC, hand wash basin and an illuminated mirror unit above.

En-Suite

Storage Room

5' 2" x 4' 11" (1.57m x 1.49m)

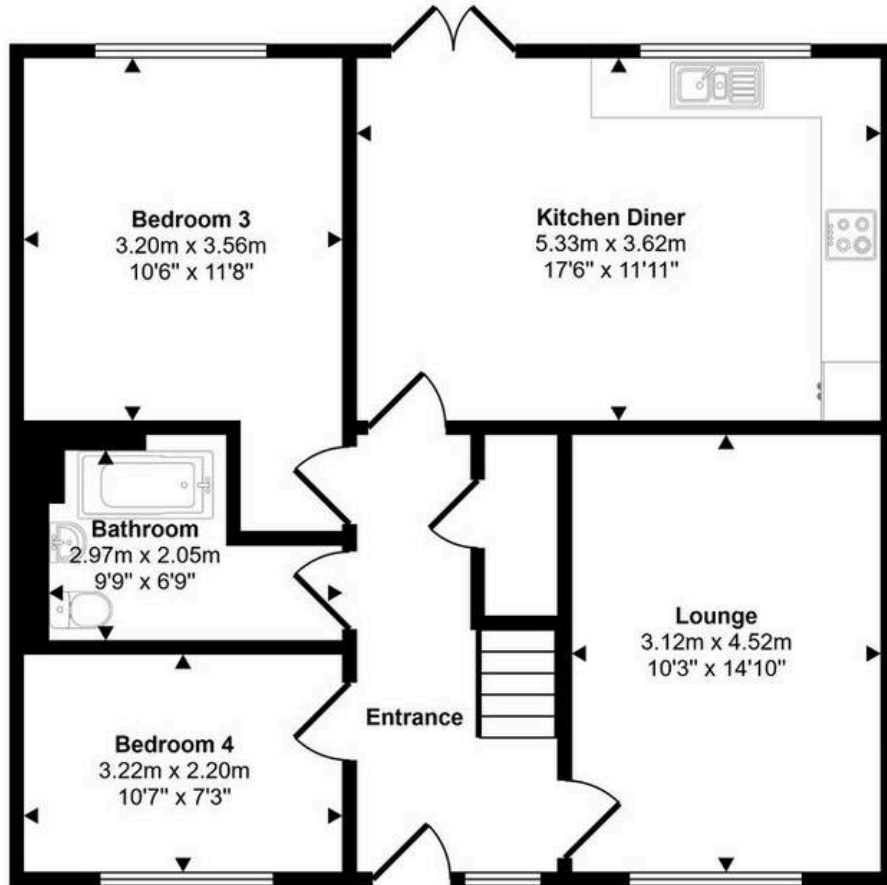
Bedroom Two

10' 5" x 18' 10" (3.18m x 5.73m)

A generous double bedroom, carpeted, with a dormer window to the rear overlooking the garden. A bright and comfortable room with plenty of natural light.



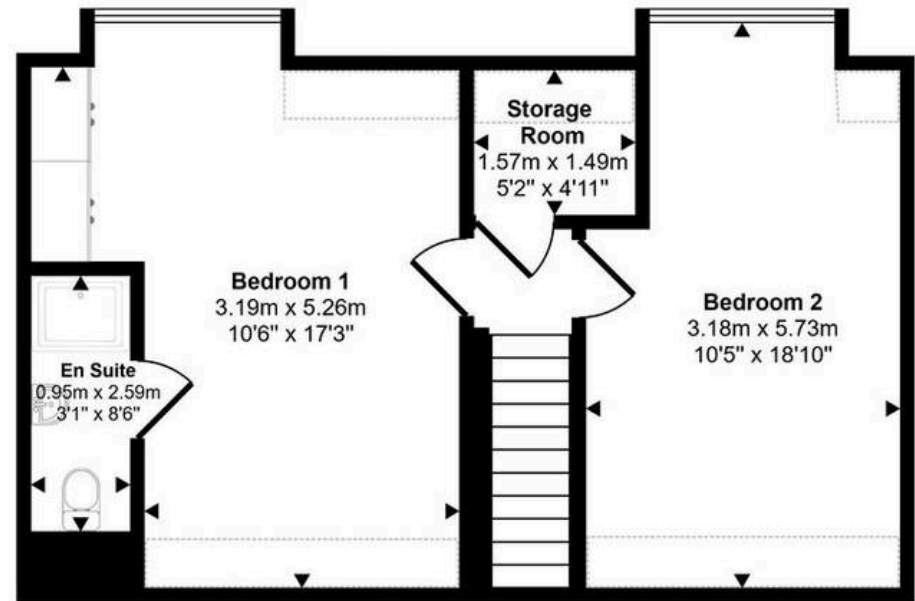
Approx Gross Internal Area
119 sq m / 1282 sq ft



Ground Floor

Approx 71 sq m / 767 sq ft

Denotes head height below 1.5m



First Floor

Approx 48 sq m / 515 sq ft

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	89	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A	2	2
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





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