



**Dolwen Rhyl Road, Rhuddlan,  
Denbighshire, LL18 2TR**

**£185,000**



**EPC - D58   Council Tax Band - E   Tenure - Freehold**

# Rhyl Road, Rhuddlan 3 Bedrooms - House

\*\*\* No Onward Chain \*\*\* Ideal for the first time buyer or investor. Traditional semi detached family house located within the village of Rhuddlan, close to local amenities and the A55 expressway. The property boasts two spacious reception rooms, three bedrooms, kitchen and bathroom, together with central heating and uPVC windows. Added benefits of off street parking. EPC is tbc. Freehold. Council tax band is E.



## Accommodation

An original front door with circular leaded coloured glass and leaded coloured glass panels leads into

## Reception Hall

With double radiator, under stairs storage area with electric meter.

## Living Room

12'0" x 11'9" (3.66 x 3.60)

With an open fire, double radiator and double glazed uPVC walk in bay window.

## Sitting/Dining Room

19'5" x 11'11" (5.93 x 3.65)

An open plan room with living/dining area, fireplace, double radiator, original window at the rear looking into the garden room and a uPVC double glazed window to the side elevation.

## Cloak Room

With low flush W.C, wash basin, extractor fan, and uPVC double glazed window.

## Kitchen

7'4" x 7'3" (2.24 x 2.22)

With worktop having base units beneath, double wall unit above, stainless steel sink, quarry tiled floor, uPVC double glazed window to the side elevation.

## Sun Room/Utility

9'6" x 8'11" (2.92 x 2.73)

With power points, window and door overlooking the spacious rear garden.

## Landing

With stairs leading up from the Reception Hall and having uPVC double glazed window and loft access hatch.

## Bedroom One

12'0" x 11'11" (3.67 x 3.65)

With double radiator and walk in uPVC double glazed bay window to the front elevation.



## Bedroom Two

12'0" x 11'11" (3.66 x 3.65)

With double radiator and uPVC double glazed window to the rear elevation.

## Bedroom Three

7'7" x 7'4" (2.32 x 2.26)

With radiator and uPVC double glazed to bow window to the front elevation.

## Bathroom

8'9" x 7'5" (2.68 x 2.27)

With bath, wash basin and W.C, radiator, uPVC double glazed window to the side and rear elevation.

## Outside

The front of the property has a small garden area with low brick wall and is planted with a selection of evergreen plants. The rear of the property has vehicle access, vehicular parking and has mixed planting.

## Directions

Proceed onto Rhuddlan Road and head in the direction of Rhuddlan. Go over the next few roundabouts turning right into Rhyl Road, Rhuddlan. This house can be located on the left, just before the traffic lights.



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Floor area 65.0 sq.m. (700 sq.ft.)



Floor area 45.8 sq.m. (493 sq.ft.)

Total floor area: 110.8 sq.m. (1,193 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](http://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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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