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**2 LIWYN ONN Castle Street, Rhuddlan,  
Denbighshire, LL18 5AE**

**£175,000**



**EPC - C74   Council Tax Band - C   Tenure - Freehold**

# Castle Street, Rhuddlan

## 2 Bedrooms - House - Terraced

A beautifully presented terrace cottage located in the popular village of Rhuddlan and within walking distance to the local amenities. The accommodation briefly comprises of entrance hallway, living room with dining area, modern fitted kitchen, two bedrooms, one with ensuite shower room, and a family bathroom. To the outside gardens to the front and rear with allocated parking to the rear. Viewing is highly recommended.



### Accommodation

Via a uPVC double glazed door leading into the entrance hallway.

### Entrance Hallway

Having lighting and storage cupboard.

### Kitchen

8'8" x 8'7" (2.66 x 2.63)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, built in oven with four ring gas hob and stainless steel extractor fan above, void for washing machine, integrated fridge and freezer, wall mounted gas central heating boiler, lighting, power points and double glazed window onto the front elevation.

### Living Room & Dining Area

16'6" x 13'10" (5.03 x 4.24)

Having lighting, power points, TV aerial point, radiator, LVT flooring, space for dining, a uPVC double glazed patio doors providing access onto the rear garden and stairs off to the first floor landing.

### Stairs To The First Floor Landing

Having lighting, power points and doors off.

### Bedroom One

13'1" x 10'4" (4.0 x 3.17)

Having lighting, power points, a radiator, a feature panelled wall, a uPVC double glazed window onto the rear elevation, and door leading into the en-suite shower room.

### En-Suite

6'10" x 3'0" (2.10 x 0.93)

Fitted with a vanity hand wash basin, shower enclosure with wall mounted shower head and waterfall shower head, fully tiled walls, and a wall mounted stainless steel heated towel rail.



## Bedroom Two

8'9" x 6'5" (2.67 x 1.97)

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation.



## Bathroom

7'0" x 5'5" (2.14 x 1.67)

Fitted with a modern white three piece suite comprising of low flush W.C., vanity hand wash basin with stainless steel mixer tap over, panelled bath with stainless steel mixer tap and telephonic shower head over, waterfall shower head, partially tiled walls, extractor fan and a uPVC obscure window onto the front elevation.



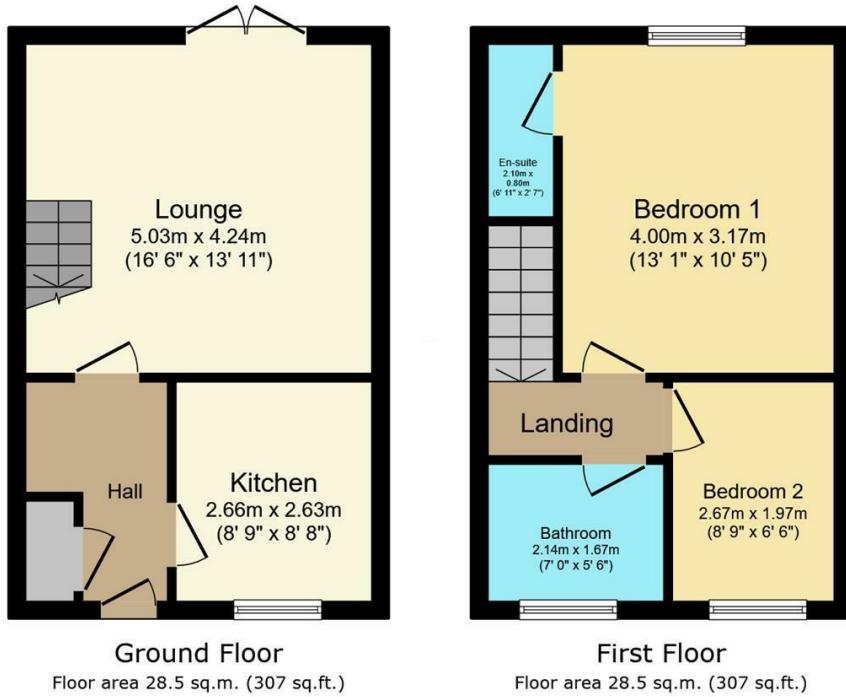
## Outside

The property is approached via a paved pathway leading to the front door. The garden to the front having a variety of plants and shrubs and is bound by stone walling. The enclosed rear garden has a paved patio, laid to lawn, having a variety of plants and shrubs, and has the added benefit of an outside timber store and is bound by fencing.

## Agents notes

There is parking around the back of the property with one allocated space.





Total floor area: 57.0 sq.m. (614 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>		88
(81-91) <b>B</b>		74
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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