



## 9 Burgedin Terrace, Rhuddlan, Denbighshire, LL18 5AN

**£155,000**

2 1 1 D

**EPC - D55    Council Tax Band - B    Tenure - Freehold**



# Burgedin Terrace, Rhuddlan

## 2 Bedrooms - House - Terraced

This stone fronted cottage is located within walking distance to the Historic Rhuddlan Castle and the local amenities are all close by. The accommodation affords the spacious lounge, kitchen with open tread staircase to the upper floor & has space to dine, rear hallway with modern bathroom. On the upper floor there is the landing and two bedrooms. Having double glazing, gas central heating plus a small courtyard garden area. EPC is 55D. Freehold. Council tax band B. To arrange a viewing contact our Rhyl Branch on 01745 369 444.



### Accommodation

Double glazed door giving access into the lounge.

### Lounge

16'2" x 12'4" (4.93 x 3.77)

Having laminate flooring, radiator, T.v connection, double glazed windows to the front & to the side, fire surround with living flame effect gas fire and door that leads into the kitchen.

### Kitchen

12'6" x 8'11" (3.82 x 2.73 )

Fitted with wall, base and drawer units, worktop surfaces, tiled splashbacks, single drainer sink with mixer tap, built in oven, gas hob with extractor fan over, plumbing for a washing machine, integrated fridge, vinyl flooring, radiator, double glazed rear window, stairs to the upper floor, space to dine and door to the rear hallway.



### Inner Hallway

With built in storage cupboard, vinyl flooring, wall mounted boiler, double glazed back door plus door that gives access to the newly fitted ground floor bathroom.

### Ground Floor Bathroom

9'5" x 4'1" (2.88 x 1.27 )

Comprising of modern built in vanity wash hand basin & toilet, white gloss base units and worktop over, L shaped bath with shower over, clear glass shower screen, fully tiled walls, heated towel rail, laminate flooring, extractor fan and double glazed side window.

### First Floor Landing

### Bedroom 1

16'2" x 12'4" (4.93 x 3.77 )

This spacious front bedroom has a radiator plus double glazed windows to the front & to the side.

### Bedroom 2

9'7" x 8'11" (2.94 x 2.73 )

Having a radiator, loft hatch, built in double wardrobe and double glazed rear window.



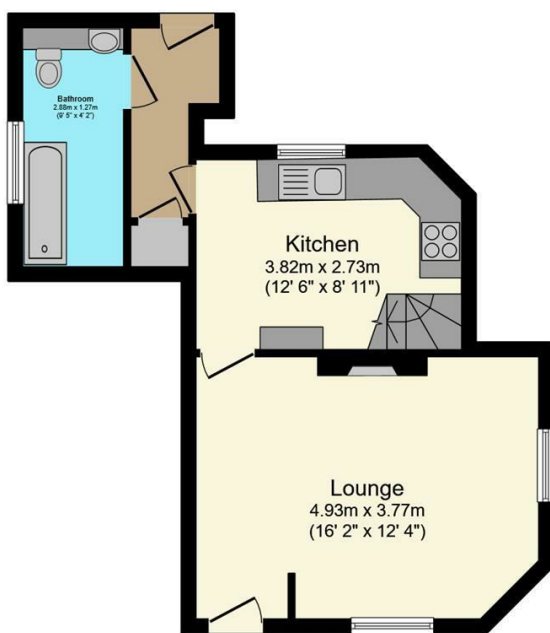
## Rear Garden

Small timber gate gives access to a small courtyard garden area.

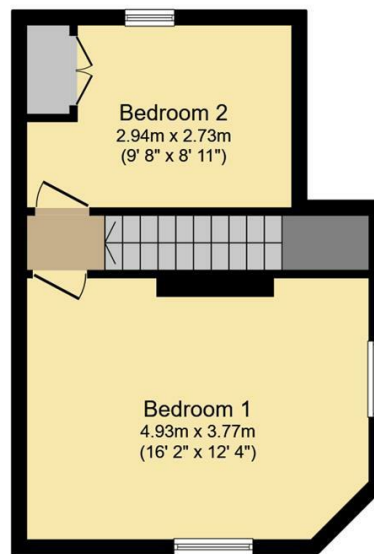
## Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Continue over the mini roundabouts and enter Rhuddlan. Go through the Village and turn left onto Parliament Street. Burgedin Terrace can be located on your right hand side.





**Ground Floor**  
Floor area 37.7 sq.m. (406 sq.ft.)



**First Floor**  
Floor area 33.1 sq.m. (356 sq.ft.)

Total floor area: 70.8 sq.m. (763 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)

**williams**  
estates

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

**williams**estates

Call us on  
01745 369444  
[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)