



25 Maes Helyg, Rhuddlan, LL18 2YG

£195,000

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EPC - C72

Council Tax Band - D

Tenure - Freehold

Maes Helyg, Rhuddlan

2 Bedrooms - Bungalow - Detached

This detached bungalow is located within the corner of a small cul-de-sac and briefly affords the entrance porch, hallway, newly fitted kitchen, modern shower room, two bedrooms and rear lounge with access to a conservatory.

Having double glazing, gas central heating, driveway, garage, open plan front garden plus a South facing wrap around back garden being lawned and offers a paved patio for Al-Fresco dining. EPC is tbc. Freehold. Council tax band D. To arrange a viewing contact our Rhyl team on 01745 369 444.



Accommodation

Double glazed front door giving access into the entrance porch

Porch

6'1" x 2'6" (1.86 x 0.78)

With full length double glazed windows and double glazed door to the hallway

Hallway

Being L'Shaped with radiator, loft access hatch, airing cupboard with sliding mirrored sliding doors.

Kitchen

9'2" x 8'9" (2.80 x 2.68)

Newly fitted wall, base and drawer units, single drainer sink with swan neck mixer tap, worktop surfaces, integral dishwasher, tiled splashbacks, eye level built in oven, gas hob with extractor fan over, plumbing for a washing machine, integral fridge freezer, wall mounted boiler, radiator, tiled flooring and double glazed front window.

Lounge

16'1" x 10'5" (4.91 x 3.19)

Having coved ceiling, T.v connection, radiator, obscure double glazed window to the side, double glazed window to the rear and double glazed door leading to conservatory.

Conservatory

9'3" x 9'6" (2.83 x 2.92)

Full length double glazed windows to three sides, tiled flooring, wall light and double glazed French doors which give access to the rear garden.

Shower Room

6'4" x 5'4" (1.95 x 1.64)

Comprises of a vanity wash hand basin, toilet, shower enclosure, modern wall panelling, spot lighting, vinyl flooring, radiator and obscure double glazed window to the front elevation.



Bedroom 1

11'0" x 10'4" (3.36 x 3.17)

This double bedroom has built in mirrored wardrobes, radiator and a double glazed window to the rear.

Bedroom 2

8'10" x 8'0" (2.69 x 2.44)

With radiator and double glazed window to the front.

Outside

Property is approached by a long driveway offering ample off street parking and in turn leads to the linked detached garage with up-and-over door.

The front garden is laid to lawn with decorative golden gravel and a timber gate leads into the rear garden.

Rear Garden

Wrap around South facing lawned garden, enclosed by fencing with paved patio area for Al-Fresco dining, established plants, shrubs and bushes.

Garage

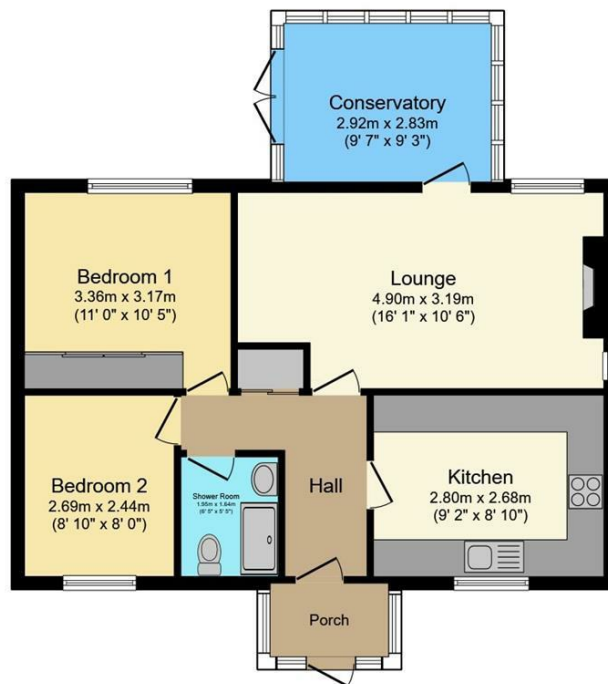
17'7" x 8'10" (5.36 x 2.69)

With up and over door, window to the side elevation, mains power, lighting and storage into the rafters.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Go over the roundabouts turning right onto Highlands Road. Continue to the end of this Road, turn left onto Vicarage Lane then right onto Maes Derwen. Left turn into Maes Helyg and this bungalow can be located at the very end of this cul-de-sac.





Floor Plan

Floor area 70.5 sq.m. (759 sq.ft.)

Total floor area: 70.5 sq.m. (759 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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