



Cross Street, Rhuddlan, LL18 5AH

£190,000

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Nestled in the heart of the charming and historic village of Rhuddlan, this beautifully presented mid-terrace property offers a perfect blend of character, style, and modern comfort - just a short walk from local shops, schools and the iconic Rhuddlan Castle.

The front garden is laid to lawn with colourful flower beds, creating a welcoming first impression. A useful porch provides space for coats and shoes before leading into a bright and spacious lounge. This inviting lounge features a fireplace as its focal point, complemented by built-in storage on either side and a large window that floods the room with natural light.

Beyond the lounge, a hallway offers a generous understairs area, perfect for storage or a small desk nook. The kitchen is positioned at the rear of the home and boasts modern fitted units, ample storage, and a breakfast bar for casual dining.

Upstairs, the property offers two good-sized bedrooms, both tastefully finished, and a contemporary family bathroom complete with storage above the stairs.

To the rear, a private courtyard garden provides a sunny outdoor retreat - a true sun trap. A useful shed with power adds flexibility, convenience and additional storage.

Services - mains gas, electric and drainage. Water metered.

Tenure - Freehold EPC - C

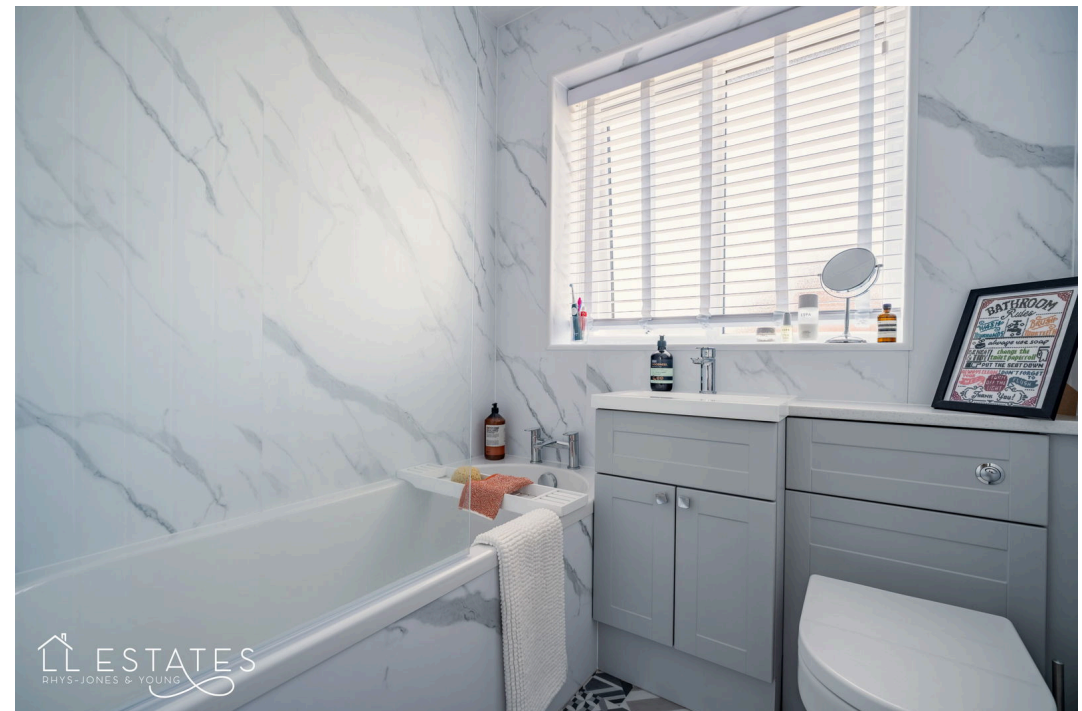
Council Tax Band - C - Denbighshire County Council.

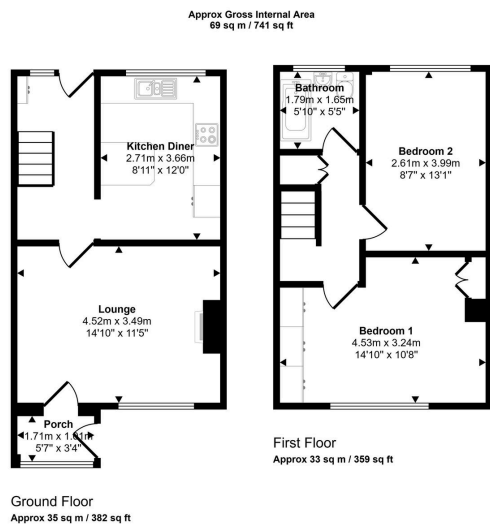
Boiler - installed 2022. Located in kitchen cupboard.

Loft - Insulated. Not boarded. No ladder.

Broadband - Yes. Fast fibre.

Restrictions and Rights of way - The front garden must remain as a landscaped area in line with local planning guidelines, and cannot be converted into a driveway.





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.

- Immaculately presented mid-terrace in historic Rhuddlan
- Front garden and rear courtyard
- Modern kitchen with breakfast bar and ample storage
- Two double bedrooms
- Bright lounge with feature fireplace and built-in storage
- Stylish family bathroom
- Conveniently located close to shops, cafés, schools, and Rhuddlan Castle



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