



**25 Clos y Berllan, Rhuddlan, Denbighshire,
LL18 2UL**

Asking Price - £175,000

A fantastic opportunity for a first time buyer or investor. This two-bedroom property has much to offer, from its convenient proximity to the village, schools, and eateries, to its excellent links to the A55 expressway. As you step inside, you'll be greeted by the fantastic ground floor accommodation. The spacious lounge boasts a cozy log burning fire, The spacious dining room features French doors that lead out to the rear garden and there is a fitted kitchen and WC. Upstairs, you'll find two generously sized double bedrooms and shower room. Outside, the property boasts a double driveway, providing off-road parking for your vehicles and enclosed rear garden. This property presents a fantastic opportunity for you to add your own personal touch and make it truly your own. With double glazing and gas central heating. Don't miss out on this incredible opportunity to own a two-bedroom property in the highly desirable location of Rhuddlan. Contact us today to arrange a viewing and start and view our walk through tours now. No forward chain.

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Porch
Stepped tiled flooring with door leading to hall

Hall
Tiled flooring, radiator window to side elevation and sky light and doors leading off

W.C
Tiled floor to ceiling, low flush W.C and sink. Radiator. Hand rails. Fitted mirrored wall unit.

Kitchen
1.59m x 4.08m (5'3" x 13'5")
Double glazed frosted window. Tiled flooring and splash back. Wall and base units and work surface. Space for cooker and washing machine.

Lounge
3.97m x 2.95m (13'0" x 9'8")
Window to front elevation. Radiator. Storage cupboards. Log burner and surround.

Dining Room
4.39 x 3.14m (14'5" x 10'4")
Window and patio doors to rear elevation. Two Radiators. Fire surround. Wooden flooring.

Landing
Dado rail, loft hatch giving access to loft. Radiator and doors leading off

Bedroom One
4.56m x 2.98m (15'0" x 9'9")
Window to front elevation. Laminated flooring, radiator and fitted wardrobe.

Bedroom Two
3.05m x 3.04m (10'0" x 10'0")
Window to rear elevation. Laminated flooring, dado rail and radiator.

Bathroom
1.30m x 1.78m (4'3" x 5'10")
Walk in bath with shower. Sink. Partial tiled walls. Radiator and tiled flooring. Window to side elevation.

Garden
Patio doors leading on to raised decked area with steps down to garden. Shed.

Denbighshire County Council Band - C

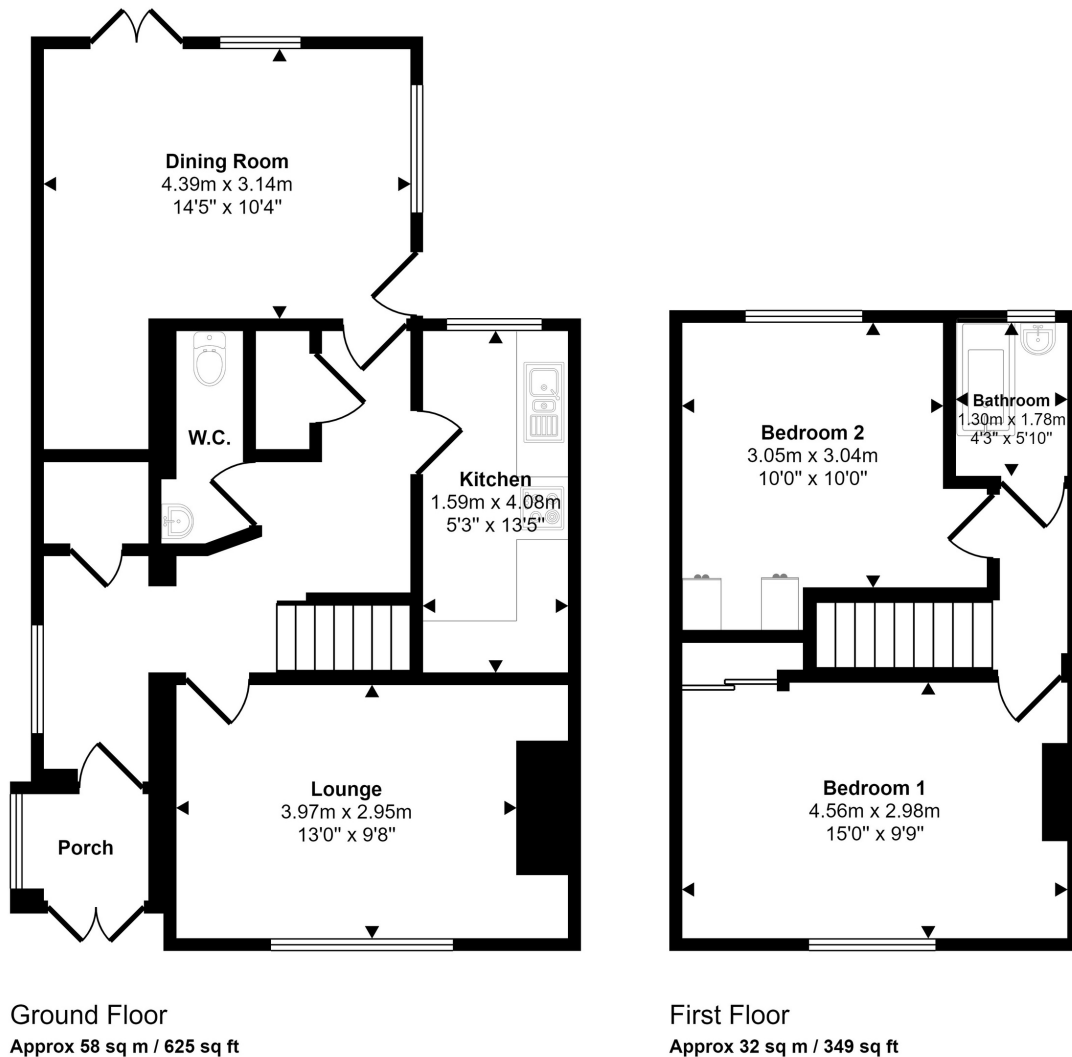
Services Mains gas, electric water and drainage.

EPC TBC

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Approx Gross Internal Area
90 sq m / 973 sq ft



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.

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