



10 Rhodfa Anwyl, Rhuddlan. LL18 2SQ

£325,000

Discover the perfect family home in the sought-after village location of Rhuddlan! This detached property is not only close to all amenities but also boasts excellent links to the A55 expressway, making it the perfect place for you and your family.

With three spacious double bedrooms, including a master bedroom with an en-suite shower room, there is plenty of room for everyone. There is a fitted kitchen and two reception rooms that provide ample space for entertaining or simply relaxing with your family.

One of the highlights of this property is the rear gardens which is perfect for children to play in or for you to enjoy the outdoors. The driveway provides off-road parking for several vehicles.

Located in a quiet residential area, this home offers a peaceful environment and also benefits from having no forward chain.

Don't miss out on this incredible opportunity to own a family-friendly property in the heart of Rhuddlan. Contact us today to arrange a viewing and make this house your forever home. View our video tour now.

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Entrance Hall -

External door allows access into the property, stairs to the first floor accommodation. Under stairs storage space. Doors leading off.

Lounge -

3.31m x 4.47 (10'10" x 14'8")

Double glazed bay window to the front elevation, electric fireplace with hearth and surround, radiator and carpet flooring. Opening into the dining room.

Dining Room -

3.34m x 2.97m (10'11" x 9'9")

Double glazed patio doors leading out onto the rear patio, radiator, carpet flooring.

Kitchen -

2.39m x 3.91 (9'7" x 12'10")

Fitted with a range of white wall and base units with sink and side drainer with mixer tap over. Integrated electric oven, with four ring gas hob and extractor hood over. Void and plumbing for a washing machine. Double glazed window to the rear elevation, radiator, partially tiled walls, vinyl flooring, boiler. Half glazed door gives access to rear garden.

WC -

1.33m x 1.75m (4'4" x 5'9")

Fitted with a two piece white suite comprising of a low flush WC and pedestal hand wash basin. Frosted double glazed window to the front elevation, radiator, vinyl flooring.

First Floor

Landing -

Double glazed window to the side elevation, linen cupboard, access hatch to the loft. Doors lead off.

Bedroom One -

3.31m x 3.46m (10'10" x 11.4")

Double glazed bay window to the front elevation, fitted wardrobe with mirrored doors, radiator, carpet flooring.

En Suite -

2.41 x 0.97m (7'11" x 3'2")

Fitted with a three piece suite comprising of a low flush WC, pedestal hand wash basin, shower enclosure with glass door, wall mounted mains shower, partially tiled walls, vinyl flooring. Frosted window to side elevation and extractor fan.

Bedroom Two -

3.37m x 3.01m (11'1" x 9'11")

Double glazed window to rear elevation, radiator and carpeted flooring.

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Bedroom Three -

2.99m x 3.26m (9'10" x 10'8")

Double glazed window to rear elevation, built in wardrobe, radiator and carpeted flooring.

Bathroom -

3.01m x 1.73m (9'11" x 5'8")

Fitted with a three piece suite comprising of panelled 'L' shape bath with wall mounted mains shower over and glass shower panel, pedestal hand wash basin, low flush WC. Partially tiled walls, Frosted window to side elevation, vinyl flooring and extractor fan.

Garden -

The front garden is mainly laid to lawn with a driveway for off road parking. A wooden gate gives access to the rear. Enclosed rear garden which has been paved and lawned, bound by fencing.

Denbighshire County Council - Band E

EPC -TBC

Services - Mains gas, electric, water and drainage

Tenure - Freehold



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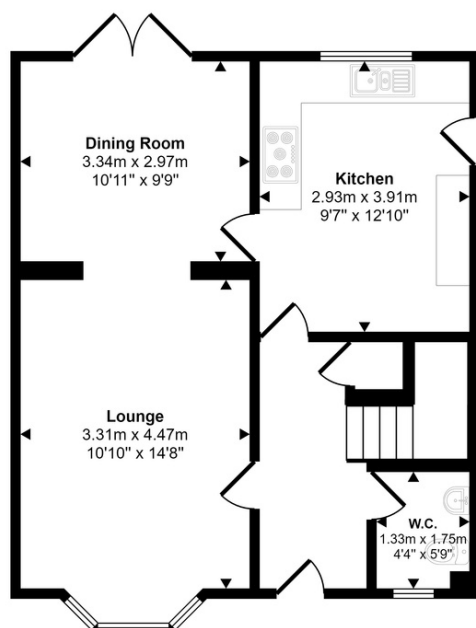


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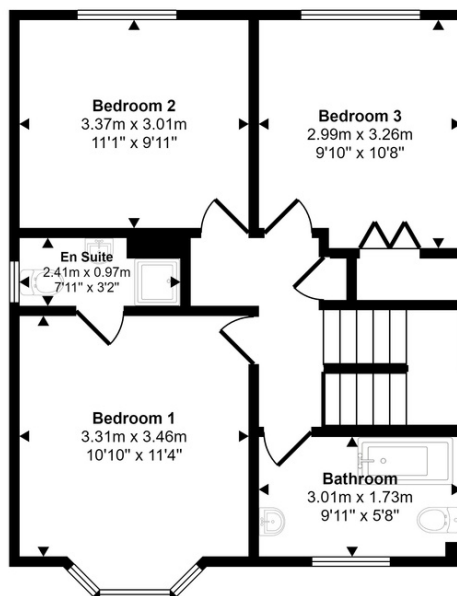
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Approx Gross Internal Area
101 sq m / 1091 sq ft



Ground Floor
Approx 50 sq m / 543 sq ft



First Floor
Approx 51 sq m / 549 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.