



Meander Abergele Road, Rhuddlan, Denbighshire, LL18 5UE

£239,995

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EPC - F28

Council Tax Band - D

Tenure - Freehold

Abergele Road, Rhuddlan

3 Bedrooms - Bungalow - Detached

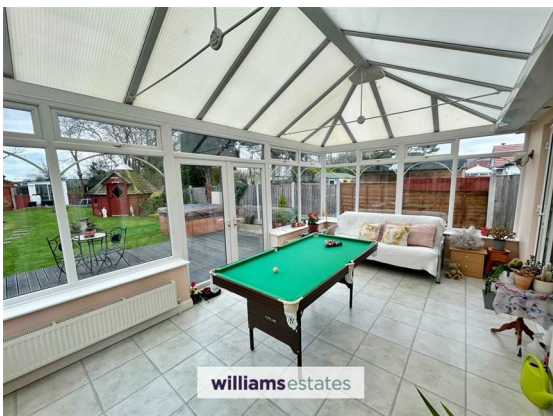
Williams Estates are proud to market this beautifully presented deceptively spacious bungalow with a stunning rear garden. Set in a semi-rural location with stunning views of the agricultural fields behind and a convenient road to front with connections to Rhuddlan town and the A55 expressway. The property benefits from having a large conservatory which welcomes views from the large well-maintained rear garden. Viewing internally is a must. EPC rating F28.



Living Room



Kitchen/Diner



Conservatory

Accommodation

Via uPVC double glazed front door leading into;

Entrance Hall

6'6" x 3'10"

Having lighting, space for shoes and coats, uPVC double glazed window to the side and timber internal door leading into;

Hall

Having lighting, power points, radiator, small cupboard housing the consumer unit, storage cupboard, uPVC double glazed door leading out to the side of the property beneath the car port, there is also doors off;

Kitchen

13'10" x 9'5"

Having lighting, power points, radiator, large island with seating for four people, a range of wall drawer and base units with worktops over, one and a half sink drainer with mixer tap over, void for fridge/freezer, void for dishwasher, large range cooker, tiled splash backs with extractor over, void for washing machine and uPVC double glazed bay window to the front of the property.

Bedroom 3

13'0" x 7'3"

Having lighting, power points, radiator, uPVC double glazed window on to the front of the property

Bathroom

5'9" x 6'7"

Having lighting, wall mounted radiator, W.C and sink built in to vanity unit, bath with taps over and shower attachment and uPVC double glazed obscure window on to the side of the property

Bedroom 2

12'8" x 9'5"

Having lighting, power points, radiator, built in storage cupboards and uPVC double glazed window to the side of the property

Bedroom 1

20'10" x 8'10"

Having inset spotlights, built in storage, power points, radiator T.V aerial point, telephone connection point, uPVC double glazed patio doors leading out to the conservatory.

En-suite

6'9" x 5'7"

Having lighting, wall mounted heated towel rail, enclosed shower with rainfall shower over, W.C, bidet, sink with vanity unit beneath and uPVC double glazed obscure window to the side of the property

Conservatory

17'10" x 11'9"

Having lighting, power points, radiators, space for dining and a separate seating area, uPVC double glazed french doors leading out to the rear garden.

Living Room

17'9" x 12'1"

Having lighting, power points, radiator, T.V aerial point, telephone connection point, wall mounted electric fire with remote and uPVC double glazed french doors out to the conservatory.

Outside

The front of the property has a large block paved driveway providing ample space for multiple vehicles and suitable for a motorhome and/or a boat.

The rear garden has a large decked area and hot tub, the garden is mostly laid to lawn with beautiful plants and fruits trees in abundance. There is a custom summer house which was previously used as a sauna but is used as a gym by the current vendors. There is a greenhouse a garage and an office space fitted with with electrics at the end of the garden.

Directions

Proceed from our Prestatyn Office proceed along Meliden Road over the mini roundabout towards Meliden. Continue through Meliden, to the town of Rhuddlan. Proceed over the roundabout at Rhuddlan, and continue straight through to the next roundabout following the signs for Abergele. From here, the property can be seen on the left hand side on a slip road.



Bedroom Two



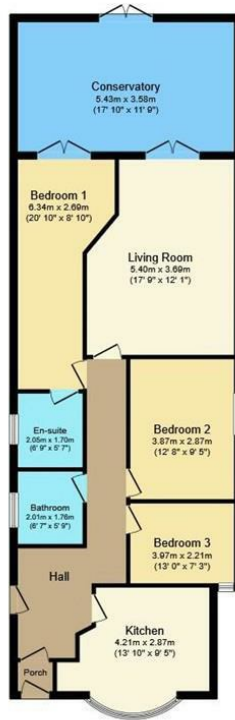
Open Fields to the Rear



Bedroom One



Dining Room



Floor Plan

Floor area 109.1 sq.m.
(1,175 sq.ft.) approx

Total floor area 109.1 sq.m. (1,175 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	28
(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.