



## Bryn Foel Marsh Road, Rhuddlan, Denbighshire, LL18 5UB

**£125,000**

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**EPC - G13 Council Tax Band - C Tenure - Freehold**

# Marsh Road, Rhuddlan

## 2 Bedrooms - House - Terraced

This end of terraced cottage will require some modernisations and the accommodation briefly affords the entrance hallway, lounge with oak flooring, kitchen and on the upper floor there is the bathroom plus two bedrooms. Having double glazing, propane gas heating & enclosed rear garden area. Located on the edge of the Historic Rhuddlan Village this property is perfect for anyone wanting to put their own stamp on it. The EPC is G13. Freehold. Council tax band C.



### Accommodation

Composite front door giving access to the hallway.

### Entrance Hallway

With oak flooring, radiator, stairs to the upper floor and door to the lounge.

### Lounge

15'4" x 13'1"

Having oak flooring, radiators, fire surround with electric fire, sliding door to the under stairs storage cupboard which has a double glazed side window, the lounge also offers double glazed windows to the side & front. Glazed door leads into the kitchen.

### Kitchen

13'7" x 6'8"

Fitted with cream gloss fronted wall, base and drawer units, worktop surfaces, single drainer sink with mixer tap, wall tiles, plumbing for a washing machine, space for a slot in cooker, void for a fridge freezer, breakfast bar, wall mounted boiler, double glazed rear window plus a modern double glazed stable door that allows access to the enclosed rear garden.

### First Floor Landing

With double glazed side window and radiator.

### Bedroom 1

14'8" x 13'5"

Having radiators, double glazed side window and another double glazed front window.

### Bedroom 2

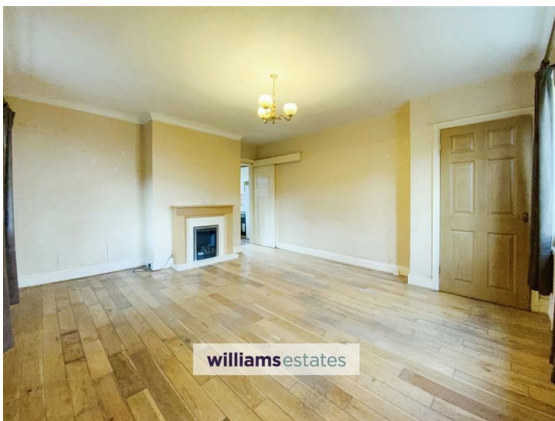
9'4" x 6'11"

Having a radiator and double glazed rear window.

### Bathroom

6'10" x 4'4"

Comprising of a wall hung wash hand basin, push button toilet, bath with shower over, wall tiles, radiator and double glazed window.



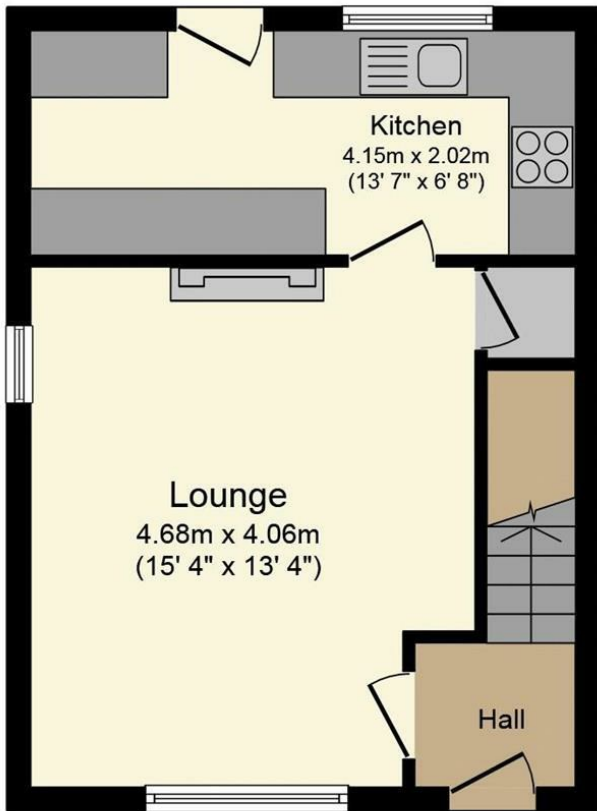
## Outside

Shared lane gives access to the property which offers an enclosed rear garden with golden gravel, paved patio for alfresco dining, outside store, side gate and area to hide the propane gas bottles.

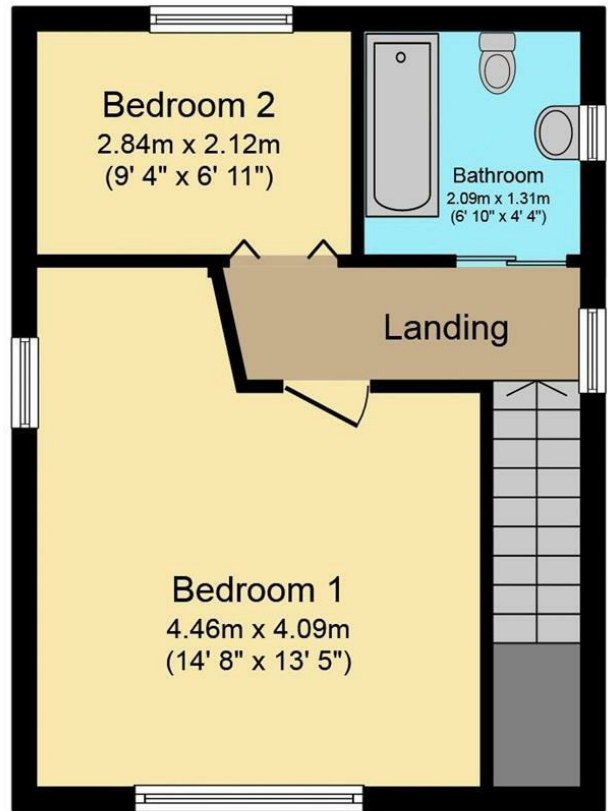
## Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Head towards Rhuddlan turning right onto the fly-over. Turn left into Rhuddlan, turn left at the lights onto Marsh Road and this end of terraced cottage can be located on your left hand side, opposite the caravan park.





**Ground Floor**



**First Floor**

Total floor area 66.6 m<sup>2</sup> (717 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>13</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.