



**39 Heol Hendre, Rhuddlan,  
Denbighshire, LL18 5PG**

**Offers Over £160,000**

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**EPC - D65 Council Tax Band - C Tenure - Freehold**

# Heol Hendre, Rhuddlan

## 3 Bedrooms - House - Semi-Detached

Located in the heart of the Historic Rhuddlan Village, this semi detached house will require modernising and the accommodation briefly affords the entrance hallway, lounge, open plan kitchen diner and on the upper floor there is the landing, shower room plus three bedrooms. Outside offers off road parking, garage and gardens. EPC is 65D. Freehold. Council tax band C.



### Notes

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

### Accommodation

Double glazed front door giving access into the hallway.

### Entrance Hallway

With built in under stairs storage cupboard, laminate flooring, meter cupboard, stairs to the upper floor plus door to the lounge.

### Lounge

12'0" x 11'5" plus recess

Having laminate flooring, brick fireplace, radiator, T.v connection, double glazed front window and door leading into the kitchen diner.

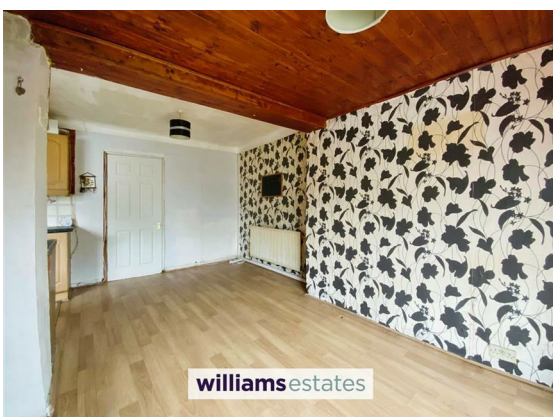
### Kitchen Diner

16'8" x 17'11"

This L-shaped kitchen diner offers open plan living with the kitchen being fitted with wall, base and drawer units, worktop surfaces, single drainer sink with mixer tap, built in oven, electric hob with extractor fan over, wall tiles, plumbing for a washing machine, space for under counter fridge, tiled flooring, double glazed rear window, under stairs storage cupboard. To the dining area there is laminate flooring, radiator, side door plus double glazed sliding door which allow access to the rear garden & patio.

### First Floor Landing

Turned staircase leads up to the landing, having a radiator, loft hatch, built in storage cupboard and doors off:



### Shower Room

7'10" x 4'11"

Comprising of a vanity wash hand basin, push button toilet, shower enclosure, wall tiles, heated towel rail, vinyl flooring and double glazed front window.

### Bedroom 1

10'10" x 9'7"

Having a radiator and double glazed rear window.

### Bedroom 2

9'8" x 9'0"

With laminate flooring, radiator and double glazed front window.

### Bedroom 3

8'1" x 8'0"

Having a radiator and double glazed rear window.

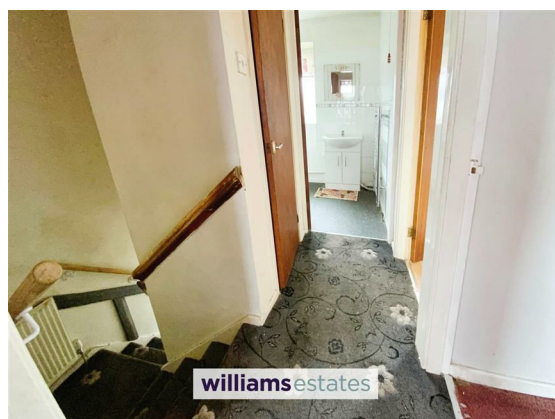
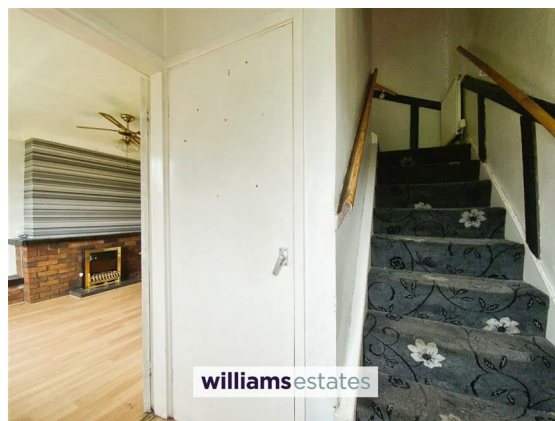
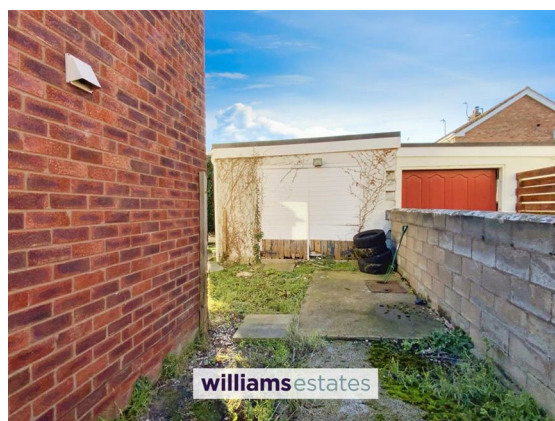
### Outside

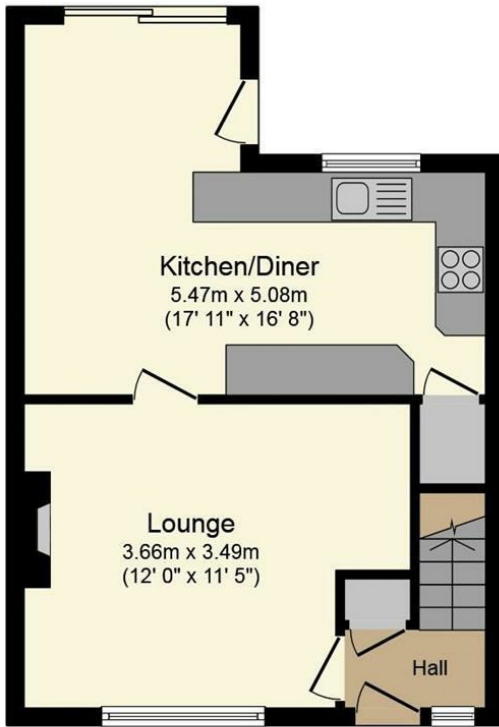
The front offers off road parking with side access to the rear garage. The main front garden is lawned.

The sunny aspect rear garden offers a patio and mature side hedge.

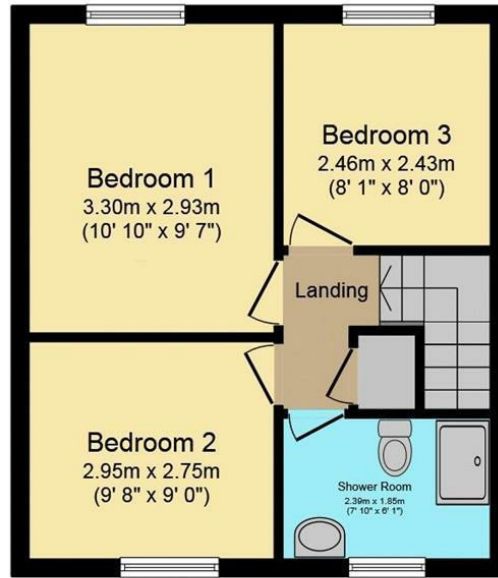
### Directions

Proceed onto Vale Road which leads to Rhuddlan Road. Continue over the mini roundabouts towards Rhuddlan and proceed towards Dyserth, turning right onto Bodryddan Avenue, left turn then right into Heol Hendre. About half way down turn left and this semi house can be located on your right hand side.

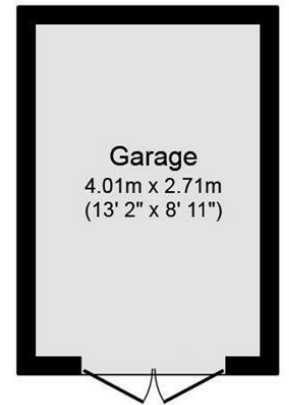




**Ground Floor**



**First Floor**



**Garage**

Total floor area 86.9 m<sup>2</sup> (935 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>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</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.