



williams estates



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**3 Castle Street, Rhuddlan, Denbighshire,  
LL18 5AB**

**£175,000**

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**EPC - D60**

**Council Tax Band - C**

**Tenure - Freehold**

# Castle Street, Rhuddlan

## 2 Bedrooms - House - Terraced

A two bedroom end terraced cottage situated in the sought after village of Rhuddlan. the property briefly comprises of an entrance hall, lounge with stairs to first floor, kitchen, sun room, two bedrooms and bathroom. Outside offers enclosed rear garden. EPC rating D 60. Freehold. Council tax C.



### Accommodation

Double glazed door giving access into the Entrance Hall..

### Entrance hall

2'10" x 3'9" (0.86 x 1.14)

With built in meter cupboard, laminate flooring and glazed door to the lounge.

### Lounge

15'5" x 15'2" (4.70 x 4.62)

With coved ceiling, radiator, laminate flooring, TV connection, phone point, open plan staircase to the upper floor and double glazed window to the front. Door to the kitchen.

### Kitchen

11'10" x 5'7" (3.61 x 1.70)

Fitted with wall, base and drawer units, wall tiling, built in electric oven with electric hob over, stainless steel single drainer sink with mixer tap, complementary worktop surfaces , plumbing for a washing machine, radiator, vinyl flooring, double glazed window to the rear and access to the rear sun room.

### Sun Room

6'4" x 8'11" (1.93 x 2.72)

With radiator, laminate flooring, wall light and double glazed sliding doors to the rear garden.

### Landing

With smoke alarm and wall light points.

### Bedroom One

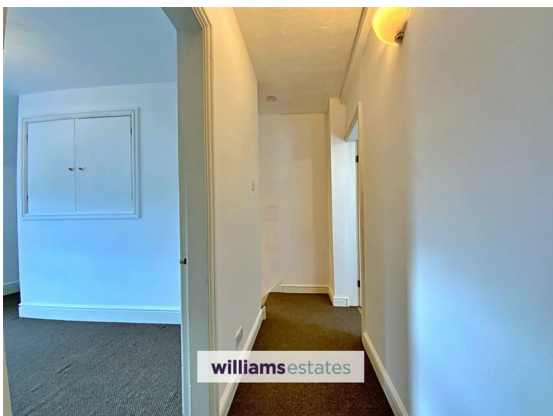
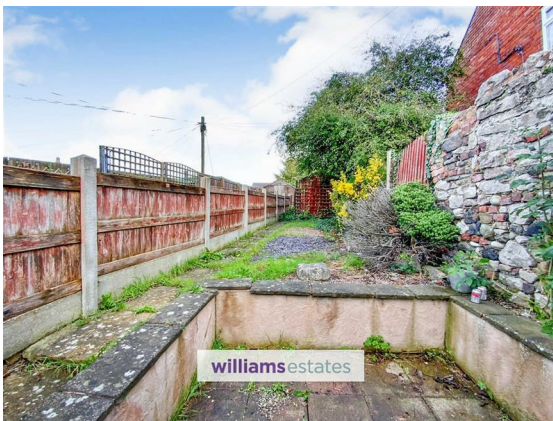
12'4" x 15'10" max (3.76 x 4.83 max)

With radiator, built in storage cupboard, phone point and twin aspect double glazed windows with outstanding views over the open fields and Rhuddlan river.

### Bedroom Two

9'1" x 6'7" (2.77 x 2.01)

With radiator, built in cupboard housing the boiler and double glazed window to the rear.



## Bathroom

8'0" x 5'3" (2.44 x 1.60 (2.43 x 1.61))

Comprising of a pedestal wash hand basin, push button toilet, corner fitted panelled bath, wall tiling, corner shower enclosure, radiator, inset spotlights, loft hatch, extractor fan, laminate flooring and double glazed window to the side.



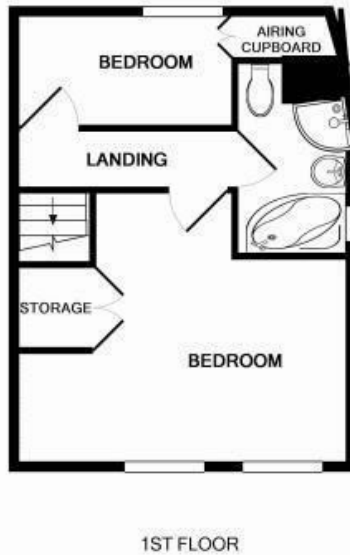
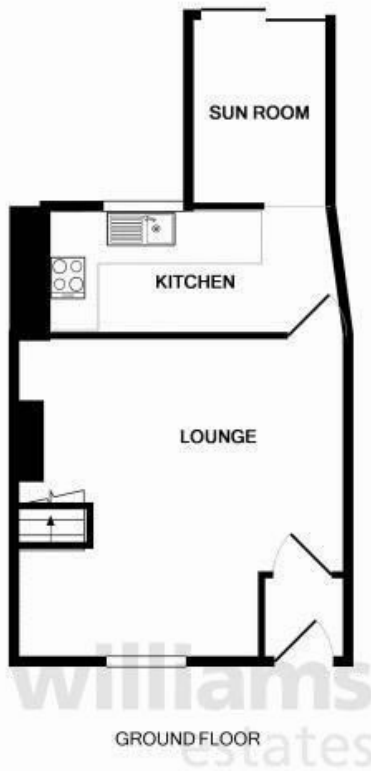
## Outside

The property has an enclosed rear garden offering a paved patio ideal for outside dining and a raised garden area very easily maintainable by way of slate and gravel with some plants. A right of way allows access along the back of the terrace.

## Directions

Proceed along Rhuddlan Road heading out of Rhyl past Sainsburys, continue along following the signs for Rhuddlan, as you enter the Village proceed through the High Street and Castle Street can be seen on the left hand side. No 3 is on the left at the end of the first terrace and be found by way of a for sale board.





Measurements are approximate. Not to scale. Illustrative purposes only.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.