



**15 Rhodfa Anwyl, Rhuddlan,  
Denbighshire, LL18 2SQ**

**£249,950**

 3  1  1  C

**EPC - C69**

**Council Tax Band - D**

**Tenure - Freehold**

# Rhodfa Anwyl, Rhuddlan

## 3 Bedrooms - Bungalow - Detached

NO CHAIN. A modern three bedroom detached bungalow in a favoured and sought after residential area within close proximity to all local amenities. Briefly comprising entrance porch, living room, kitchen diner, three double bedrooms and wet room. The outside offers driveway, gardens to front and rear, covered area and garage. Council Tax Band D. Freehold. EPC rating C69.



### Accommodation

Double glazed door with double glazed panel adjacent open into the entrance vestibule.

### Entrance Porch

Glazed door with glazed panels adjacent opens into the hallway.

### Hallway

With loft access hatch, linen cupboard and radiator.

### Living Room

15'11" x 11'6"

Having a gas fire with feature fire surround, radiator and double glazed bow window to the front. Doorway through to the kitchen diner.

### Kitchen/Diner

Fitted with a range of wall, drawer and base units, glazed display units and wall mounted plate rack, worktop surfaces over, integrated double oven and four ring gas hob with stainless steel splash back and extractor hood, bowl and a half single drainer sink with mixer tap, plumbing for washing machine, integrated dishwasher, integrated fridge & freezer, cupboard housing the hot water cylinder and central heating boiler, radiator, double glazed windows to the front and side and glazed door to side porch.

### Side Porch

Being fully double glazed with double glazed door leading to the rear garden.

### Bedroom 1

12'0" x 9'2"

With radiator and double glazed window to the rear.

### Bedroom 2

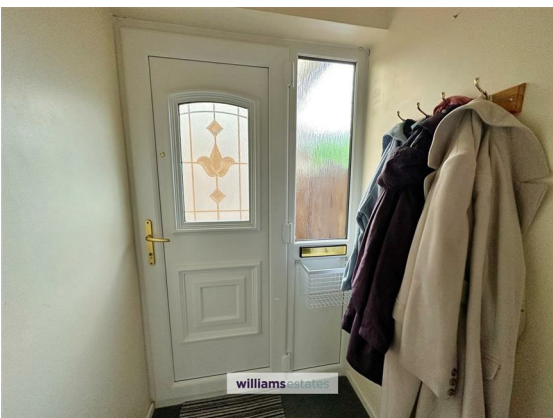
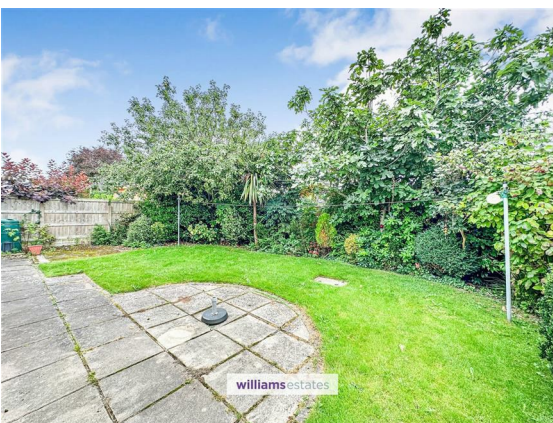
11'10" x 9'2"

With radiator and double glazed window to the rear.

### Bedroom 3

9'1" x 9'0"

With radiator and double glazed window to the side.



## Shower Room

Comprising of a shower with glass shower screen, wash hand basin, toilet, floor to ceiling tiling, non slip flooring, radiator and double glazed window.

## Outside

The front offers lawned garden with mixed borders and driveway which in turn leads to the garage. Side access gate to the rear.

The rear garden enjoys a sunny aspect with lawned area, paved patio and mixed borders.

## Garage

16'11" x 8'8"

With up and over door and personnel door.

## Directions

Proceed from our Rhuddlan Office office turning right on the mini roundabout. Take the first left onto Vicarage Lane. Proceed down Vicarage Lane until you reach Rhodfa Anwyl on the left





## Floor Plan

Floor area 90.9 sq.m. (979 sq.ft.) approx

Total floor area 90.9 sq.m. (979 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

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            | <b>69</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<br>2002/91/EC |           |

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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