



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

£320,000

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EPC - C74 Council Tax Band - E Tenure - Freehold

Rhodfa Anwyl, Rhuddlan

4 Bedrooms - House - Detached

This detached family home is to be sold with No Onward Chain!. The accommodation briefly affords the entrance hallway, ground floor toilet, fitted kitchen with space to dine, lounge, rear dining room/sitting room plus off the hall is access to a converted integral garage which offers a home gym. On the upper floor there is the landing, family bathroom, four bedrooms plus master en-suite shower room. Benefitting from double glazing, gas central heating, gardens to the front and rear and ample off-road parking. Situated within the sought after Historic town of Rhuddlan, with easy access to the A55 expressway and neighbouring towns. Internal viewing is highly advised to fully appreciate! EPC is C74. Freehold. Council tax band E.



Accommodation

via a uPVC double glazed door, with double glazed panelling adjacent leading into the;

Reception Hall

Having lighting, radiator, coved ceiling, stairs to the first floor landing, cupboard under the stairs for storage and doors off.

Cloakroom

Comprising low flush W.C., hand-wash basin with tap over, lighting and a uPVC double glazed window onto the side elevation.

Living Room

15'4" x 13'5" (4.67 x 4.09 (4.68 x 4.1))
Having lighting, power points, radiator, coved ceiling, living flame gas fire with feature surround and uPVC double glazed sliding patio doors leading into the rear garden.

Dining Room

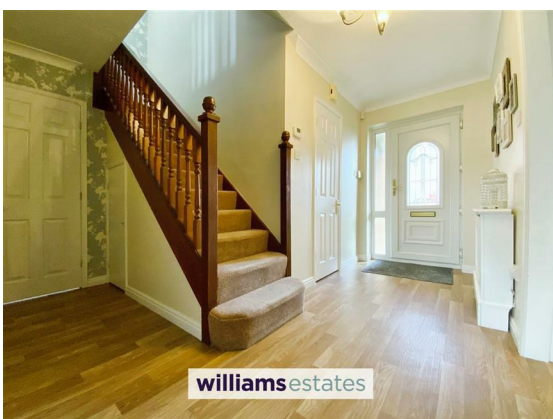
12'0" x 10'11" (3.66 x 3.33)
Having lighting, power points, radiator, coved ceiling and a uPVC double glazed window onto the rear elevation.

Kitchen/Diner

Comprising wall, drawer and base units with worktop over, space for dining, lighting, power points, radiator, partially tiled walls, stainless steel sink and drainer with a stainless steel mixer tap over, integrated double oven, integrated fridge, integrated freezer, integrated dishwasher, gas hob with extractor fan above, uPVC double glazed windows onto the side and front elevations and a uPVC double glazed door giving access to the garden.

Home Gym

Previously the integral garage, having lighting, power points and radiator.



Stairs to First Floor Landing

Having lighting, large landing, loft access hatch, uPVC double glazed window onto the front, cupboard for storage and doors off.

Bedroom One

15'1" x 11'6" (4.60 x 3.51)

Having lighting, power points, radiator, fitted wardrobes, en-suite off and a uPVC double glazed window onto the front elevation enjoying views out towards Abergele and beyond.

En-suite

9'1" x 3'10" (2.77 x 1.17 (2.78 x 1.16))

Comprising low flush W.C., walk-in shower enclosure with wall mounted shower, wall mounted heated towel rail, hand-wash basin with mixer tap over, tiled walls, lighting and a uPVC double glazed obscure window onto the side elevation.

Bedroom Two

13'1" x 9'1" (3.99 x 2.77)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Bedroom Three

9'8" x 8'11" (2.95 x 2.72)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Bedroom Four

9'9" x 6'4" (2.97 x 1.93)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Family Bathroom

7'1" x 5'6" (2.16 x 1.68)

Comprising panelled bath with shower head shower, low flush W.C., hand-wash basin with mixer tap over, partially tiled walls, lighting and a uPVC double glazed obscure window onto the side elevation.

Outside

The property is approached via a paved pathway leading up to the accommodation, with the front garden being mainly laid to lawn and beautifully presented with ample space for off-road parking via a driveway.

To the rear, the garden is well maintained having a paved patio ideal for alfresco dining, area that is laid to lawn, flowering shrubs/bushes and bound by timber fencing.

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 and this property can be located on the right.





Ground Floor



First Floor

Total floor area 129.1 m² (1,390 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) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(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.