



## 42 Clos Y Berllan, Rhuddlan, Denbighshire, LL18 2UL

**£165,000**

 3  1  2  D

**EPC - D59**

**Council Tax Band - C**

**Tenure - Freehold**

# Clos Y Berllan, Rhuddlan

## 3 Bedrooms - House - Semi-Detached

This semi detached house is located within the popular Historic Rhuddlan Village. The accommodation briefly affords the entrance porch, hallway, lounge, dining room, kitchen and on the upper floor there is the landing, modern shower room plus three bedrooms. Having double glazing, gas central heating, ample parking to the front driveway, rear outside storage sheds, greenhouse and good size lawned garden. The EPC is 59D. Freehold. Council tax C.



### Accommodation

Double glazed front door giving access into the porch.

### Porch

6'7" x 4'0" (2.01 x 1.22 (2.00 x 1.21))

Having double glazed windows, tiled flooring and double glazed door leading into the hallway

### Hallway

With stairs to the upper floor and doors off:

### Lounge

17'3" x 11'11" (5.26 x 3.63)

Having a radiator, double glazed front window, chimney recess with tiled hearth and feature log burner, T.v connection, double glazed rear window and door that leads into the kitchen.



### Kitchen

15'3" x 6'9" (4.65 x 2.06 (4.64 x 2.05))

With under stairs storage cupboard, walk in storage cupboard with boiler and double glazed window, the kitchen is fitted with wall, base and drawer units, worktop surfaces, single drainer sink with mixer tap, electric hob, tiled flooring, double glazed rear window plus double glazed rear door.

### Dining Room

11'11" x 9'11" (3.63 x 3.02)

With radiator, T.v connection, double glazed front window, chimney recess with tiled hearth and feature log burner plus door that leads back into the hallway.



### First Floor Landing

Having a loft hatch, radiator, built in storage cupboard, double glazed rear window and doors off:

### Bedroom 1

12'2" x 10'8" (3.71 x 3.25)

Having built in storage cupboards, wardrobes and double glazed front window.

### Bedroom 2

12'0" x 9'3" (3.66 x 2.82)

With built in storage cupboard, wardrobes, radiator and double glazed front window.

### Bedroom 3

7'9" x 6'11" (2.36 x 2.11 (2.37 x 2.10))

Having built in wardrobes, radiator and double glazed rear window.

### Shower Room

9'1" x 4'7" (2.77 x 1.40)

Comprising of a modern vanity wash hand basin, toilet and double size walk in shower with fixed shower screen, wall panels, radiator and double glazed rear window.

### Outside

The front offers two double entrance gates for ample off road parking, the front has raised flower beds and side gate giving access to the rear garden.

The rear offers a patio area, outside storage sheds, greenhouse and the main garden is lawned.

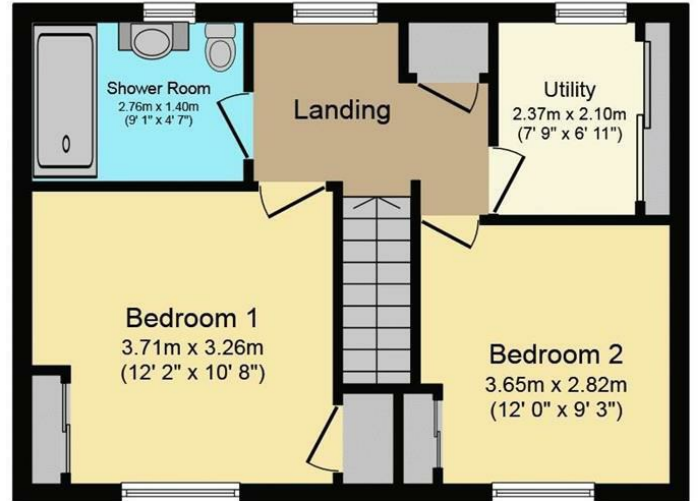
### Directions

From our Rhyl Office proceed onto Vale Road that in turn leads onto Rhuddlan Road. On entering Rhuddlan, turn right onto Highlands Road then at the junction turn left onto Vicarage Lane, left again onto Clwyd Avenue then right onto Clos Y Berllan.





**Ground Floor**



**First Floor**

Total floor area 87.2 m<sup>2</sup> (938 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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.