

# williams estates



**Roskfane Eton Park, Rhuddlan,  
Denbighshire, LL18 2UP**

**£360,000**



**EPC - null    Council Tax Band - E    Tenure - Freehold**

# Eton Park, Rhuddlan

## 3 Bedrooms - Bungalow - Detached

Available For Sale this Four Bedroom Detached Bungalow situated within the much sought after village of Rhuddlan. Within close proximity to neighbouring town of Rhyl and City of St Asaph and within just a short distance to the A55 Expressway providing transport links throughout North Wales, Chester and beyond. Benefitting from good-sized gardens, off street parking and double glazing throughout. EPC Rating D 59.

### Accommodation

Via a uPVC double glazed front door leading into the porch with a uPVC double glazed door leading into the ;

### Reception Hall

Having engineered oak flooring, column radiator, lighting and doors off.

### Open-Plan Kitchen/Living Room

#### Kitchen Area

14'1" x 10'6"

Comprising a range of wall, drawer and base units with complementary worktops over, Belfast sink with mixer tap over, integral dishwasher, void for range cooker, central island with drawers and base units, Worcester central heating boiler, column radiator, lighting, power points and an opening into the ;

#### Living Area

19'0" x 11'10"

Having lighting, power points, radiator and full width uPVC double glazed bi-fold doors into the rear garden.

#### Snug/Bedroom

13'1" x 12'6"

Having lighting, power points, radiator and uPVC double glazed window to the front.

#### Bedroom One

24'11" x 12'4"

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

#### En Suite

With lighting, shower enclosure, hand wash basin and low flush WC,

#### Bedroom Two

25'3" x 8'9"

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

#### Bedroom Three

15'1" x 11'11"

Having lighting, power points, radiator and uPVC double glazed bay window to the front.

#### Bedroom Four

15'3" x 9'10"

Having lighting, power points, radiator and uPVC double glazed windows to the front and side.

#### Family Bathroom

6'3" x 5'3"

Comprising a panel bath with shower over, hand wash basin, low flush WC, floor to ceiling tiling, heated towel rail and lighting.

#### Outside

To the front the property benefits from ample off-road parking for several vehicles with the garden being laid with stone chippings for ease of maintenance.

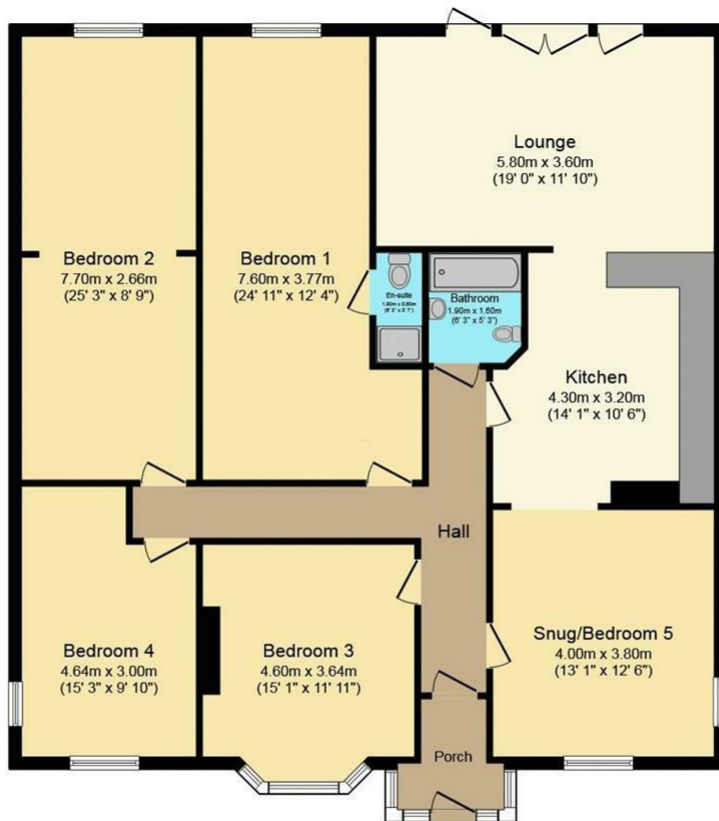
To the rear the property benefits from a stone-laid patio area with the remaining garden being lawned and providing access into the detached garage.

#### Garage

30'0" x 13'0"

With up and over door, mains power & lighting, water supply and timber side door.





**Floor Plan**

Total floor area 148.9 m<sup>2</sup> (1,602 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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.