

**Highfield Hylas Lane, Rhuddlan, LL18
5AG**

£230,000



EPC - 0 Council Tax Band - C Tenure - Freehold

Hylas Lane, Rhuddlan

2 Bedrooms - House - Terraced

A beautifully presented three bedroom end terrace house, situated in the sought after village location of Rhuddlan. The property briefly affords the entrance porch, hallway, living room through to sitting room & dining room through to kitchen. Upstairs offers two double bedrooms, family bathroom plus stairs from the landing leading up to a spacious loft room. Outside benefits rear covered parking and enclosed sunny aspect garden. EPC is TBC. Freehold. Council tax band C.



Accommodation

Via a double glazed front door opening into the porch

Porch

With tiled flooring and glazed door into the hall.

Hallway

With dado rail radiator and stairs to the upper floor.

Living Room Area

9'3" x 10'7" (2.83 x 3.24)

Open plan lounge through to sitting room, with stripped flooring, feature brick fireplace with log burner and slate hearth, radiators, tv connection and double glazed bay window to the front and open plan access to the sitting room area:

Sitting Room

9'3" x 13'6" (2.84 x 4.14)

With stripped floorboards and further double glazed window to the rear. Door into dining room

Dining Room

8'9" x 12'7" (2.67 x 3.85)

With under stairs storage cupboard, tiled flooring, radiator, built in cupboard housing the boiler and double glazed french doors giving access to the patio and enclosed garden. Open access through to the kitchen

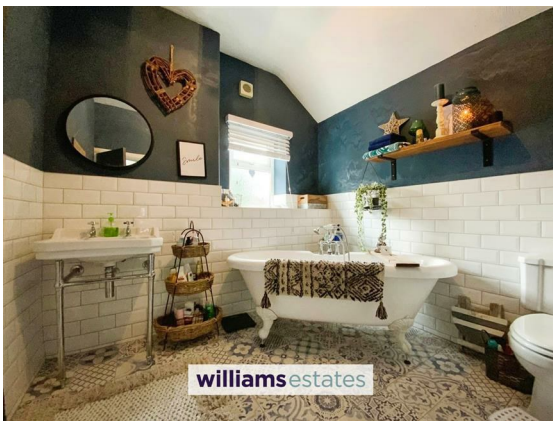
Kitchen

6'8" x 14'2" (2.04 x 4.34)

Fitted with a range of high gloss wall, drawer and base units with complementary chopping block worktop surfaces, built in oven and electric hob with extractor hood over, Belfast sink, tiled splash backs, plumbing for washing machine, space for tumble dryer, void for fridge freezer, stable double glazed door to the rear and two double glazed windows to the side.

First Floor Landing

Spacious area offering a possible study under the double glazed window. Split level landing with radiator and stairs provide access to the upper loft room.



Bedroom 1

12'10" x 10'11" (3.92 x 3.34)

With stripped floorboards, radiator and two double glazed windows to the front.

Bedroom 2

7'5" x 13'6" (2.27 x 4.13)

With radiator and double glazed windows to the side and rear.

Bathroom

8'8" x 7'8" (2.66 x 2.34)

Comprising of a roll top bath with mixer shower attachment, Victorian style wash hand basin, toilet, half tiled walls, tiled flooring, heated towel rail, extractor fan and double glazed window to the rear.

Attic room

From the landing, stairs to attic room with two Velux windows.

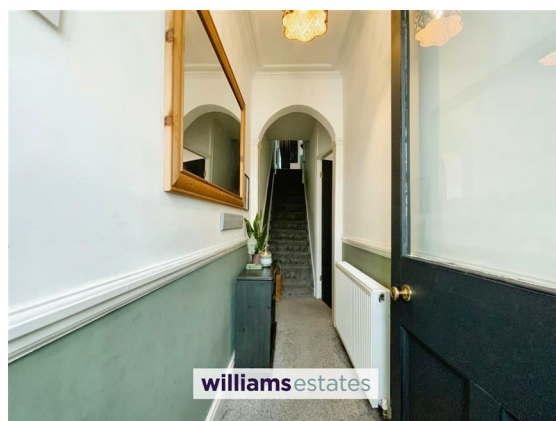
Outside

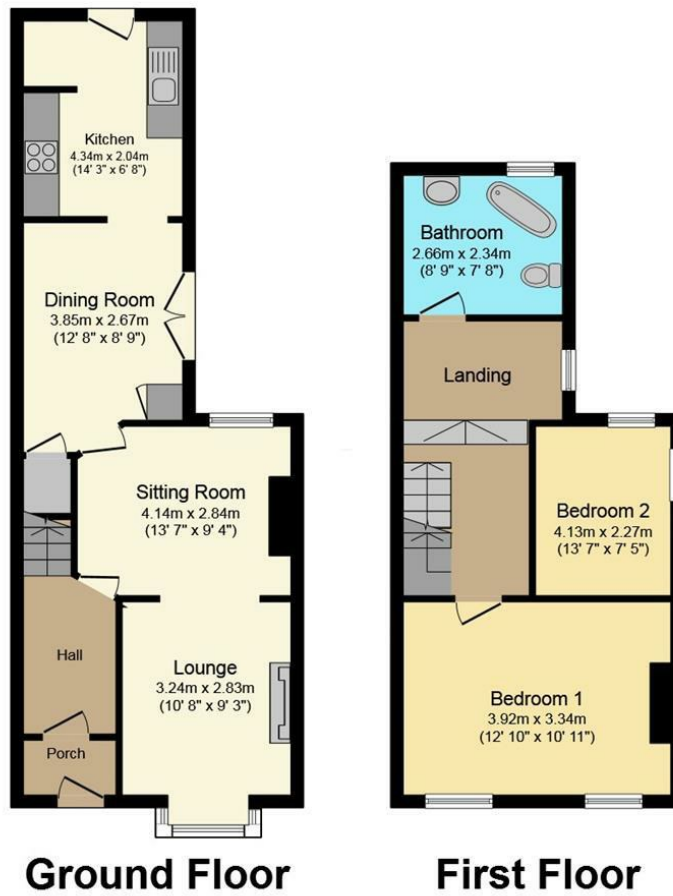
Low maintenance front garden with side access to the rear.

The rear garden is paved with timber car port/gazebo.

Directions

Proceed onto Rhuddlan Road and continue into Rhuddlan. Follow the signs to Dyserth turning right onto Dyserth Road then left into Abbey Road. Right onto Hylas Lane and this property can be located on your left.





Total floor area 85.4 m² (920 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.