



13 Maes Derwen, Rhuddlan, LL18 2YH

£269,950

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EPC - D55

Council Tax Band - D

Tenure - Freehold

Maes Derwen, Rhuddlan

3 Bedrooms - Bungalow - Detached

This corner detached bungalow is to be sold with no onward chain and is within walking distance into the Historic Rhuddlan Village. The accommodation affords the entrance porch, hallway, extended open plan lounge diner with access to a rear conservatory, modern fully fitted kitchen, bathroom, three bedrooms plus master en-suite shower room. Having double glazing, gas central heating, driveway, garage with rear workshop, lawned front & side gardens plus enclosed patio to the rear. EPC is TBC. Freehold. Council tax band D.



Accommodation

Double glazed front door giving access into the porch.

Porch

With tiled flooring and glazed door leading into the hallway.

Hallway

Having laminate flooring, radiator, loft hatch, storage cupboard and doors off:

Open plan Lounge

13'6" x 11'4" (4.13 x 3.46)

This lounge has laminate flooring, gas fire, double glazed front window, spot lighting and open plan access to the extension which could be ideal for the dining area.

Extended Lounge

18'3" x 12'2" (5.57 x 3.71)

This area of the open plan lounge could be perfect for dining and has the continuation of the laminate flooring, radiator, double glazed front and side windows plus double glazed French doors which give access into the rear conservatory.

Conservatory

15'10" x 7'11" (4.84 x 2.42)

Having tiled flooring, full length double glazed windows and double glazed door that provides access to the rear patio & garden.

Kitchen

10'8" x 10'4" (3.27 x 3.16)

Fully fitted with wall, base and drawer units, integral fridge freezer, washing machine & dishwasher, worktop surfaces, built in oven, gas hob with extractor fan over, tiled splash-backs, single drainer sink with mixer tap, tiled flooring, double glazed window and door plus two built in storage cupboards.

Bathroom

7'9" x 5'4" (2.37 x 1.65)

Comprising of a pedestal wash hand basin, toilet, panelled bath, shower enclosure, tiled flooring, double glazed rear window and radiator.



Bedroom 1

12'11" x 9'8" (3.96 x 2.96)

Having laminate flooring, radiator, built in wardrobes, double glazed front window and door to the en-suite.

En-Suite

Comprising of a pedestal wash hand basin, toilet, shower enclosure, Wall & floor tiles and extractor fan.

Bedroom 2

10'9" x 9'8" (3.29 x 2.95)

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

Bedroom 3

8'10" x 7'10" (2.71 x 2.40)

With laminate flooring, radiator and double glazed front window.

Outside

The bungalow stand on a goos size corner plot with lawn sweeping from the side and front with surrounding flower beds, Side access to the rear plus driveway that leads to the attached garage.

The rear is fully enclosed with patio & gravelled areas plus access to the rear of the garage and workshop.

Garage

16'3" x 8'8" (4.97 x 2.65)

With electric rollor door, mains power. Access to the rear workshop.

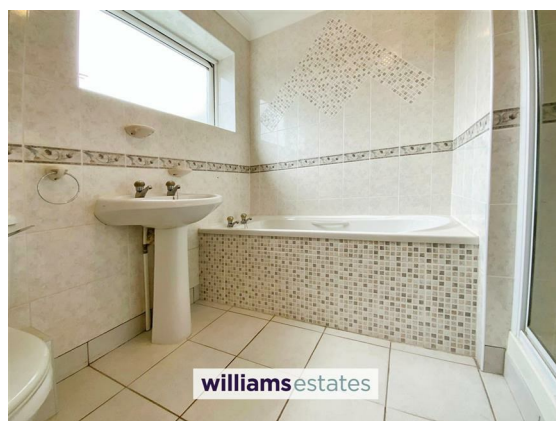
Workshop behind the Garage

8'8" x 6'9" (2.65 x 2.07)

Having mains power, window & rear door.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Continue into Rhuddlan turning right onto Highlands Road, proceed to the junction and turn left onto Vicarage Lane then right onto Maes Derwen. This bungalow can be located on your left.





Floor Plan

Floor area 123.6 sq.m. (1,330 sq.ft.)

TOTAL: 123.6 sq.m. (1,330 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

Rhyl@williamsestates.com

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.