



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE: 8th March 2021

Reviewed 24th April 2021

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8 Maes Y Bryn, Rhuddlan, Denbighshire,
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£210,000 NO CHAIN CHAI

- LINK DETACHED DORMER BUNGALOW
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- TWO SHOWER ROOMS

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
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DESCRIPTION

This link detached dormer bungalow is located in the popular village of Rhuddlan with its array of shops to its High Street and well known Castle. The property benefits from spacious accommodation with a good size lounge, kitchen, dining room, spacious ground floor bedroom and shower room with two further bedrooms and shower room to the first floor. Having gas fired heating and being part double glazed the property would benefit from a programme of updating and modernisation with a large rear garden which must be viewed to be fully appreciated.

uPVC and double glazed Entrance Door with glaze side panel into:-

ENTRANCE PORCH

With timber and glazed door into:-

HALLWAY

With double panelled radiator, power points and coved ceiling.

SPACIOUS LOUNGE

15' 11" x 10' 10" (4.87m x 3.32m) With uPVC double glazed picture window to the front elevation, double panelled radiator, power points, coved ceiling, dado rail, electric wood burning stove on a marble inset and hearth with ornamental surround.

KITCHEN

13' 2" x 8' 11" (4.02m x 2.72m) Having a range of timber fronted base cupboards and drawers with worktop surface over, one and a quarter single drainer stainless steel sink with mixer tap over, matching wall units, space for cooker with extractor hood over, power points, part tiled walls, larder style cupboard and cupboard housing the 'Worcester' gas fired boiler serving the domestic hot water and heating system, space for under counter fridge, radiator, window and door giving access into:-

SUN ROOM

9' 11" x 7' 6" (3.04m x 2.30m) With a tiled floor, power points, plumbing for automatic washing machine, outlook and access to the rear garden.

GROUND FLOOR BEDROOM ONE

14' 3" x 11' 8" (4.35m x 3.58m) With a uPVC double glazed window to the front elevation, radiator, power points, coved ceiling and a range of fitted wardrobes.

GROUND FLOOR SHOWER ROOM

8' 5" x 5' 3" (2.58m x 1.62m) Having a walk-in shower cubicle, wash hand basin set into vanity unit with storage beneath, low flush

w.c., part tiled walls, obscure glazed window, coved ceiling and radiator.

DINING ROOM

12' 2" x 10' 4" (3.72m x 3.17m) With double glazed sliding patio doors enjoying an outlook and access to the rear garden, double panelled radiator, coved ceiling and power points.

Open tred staircase from the Dining Room lead to the First Floor accommodation and Landing, with radiator and a under eaves storage cupboard.

BEDROOM TWO

14' 0" x 11' 11" (4.29m x 3.65m) With double panelled radiator, power points and Velux style window allowing a natural light.

BEDROOM THREE

10' 4" x 5' 6" (3.17m x 1.68m) With access to eaves storage, velux window, radiator and power points.

SHOWER ROOM

8' 2" x 6' 8" (2.51m x 2.04 m) Having shower cubicle with an 'Essentials' electric shower, pedestal wash hand basin, low flush w.c., radiator, part tiled walls, velux window and louvre doors to a linen storage cupboard with shelving.



OUTSIDE

The property is approached over a driveway providing off road parking. The front garden is paved for ease of maintenance with a variety of shrubs. The driveway leads to an ATTACHED GARAGE with up and over door and personal door to the rear. A gate to the side of the property with pathway leads to the large rear garden which is predominantly laid to lawn with a variety of mature shrubs and paved patio seating area, timber constructed Garden Store, aluminium framed Green House, bounded by timber fencing.

SERVICES

Mains electric, gas and drainage are believed available or connected to the property with water by way of a meter. All services and appliances are not tested by the Selling Agent. **AGENTS NOTE** This is a probate sale

DIRECTIONS

From the Prestatyn office turn left onto Meliden Road at the mini roundabout continue straight across and proceed through the village of Meliden and on entering Rhuddlan take the third exit off the roundabout and first left turning into Maes Y Bryn where the property will be seen on the left hand side by way of a 'For Sale' sign.

