

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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band E

TENURE

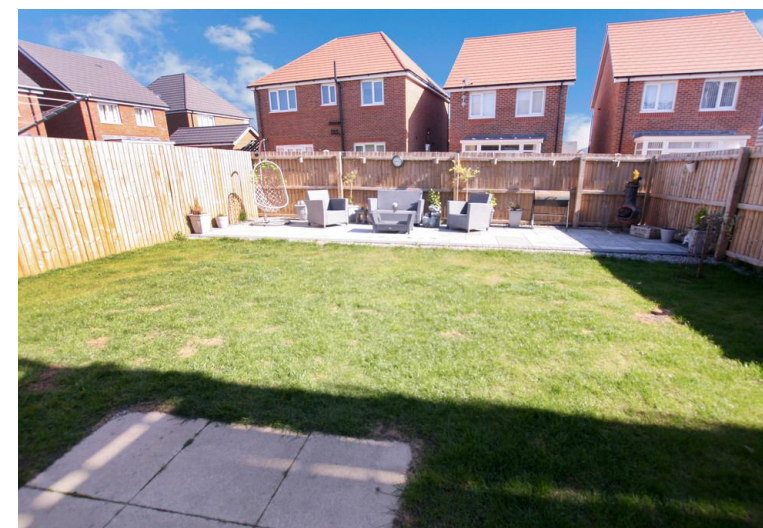
Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

16th April 2021



OFFICE
19 Meliden Road
Prestatyn
Denbighshire
LL19 9SD

T: 01745 888100
E: prestatyn@peterlarge.com
W: www.peterlarge.com

23 Tirionfa, Rhuddlan, Denbighshire , LL18 6LT

£275,000

- POPULAR DEVELOPMENT
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN/DINER

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



DESCRIPTION

This four bedroom detached family home is situated on a popular residential development in a sought after village location with its well known Castle. The property affords modern amenities being one year old with a lounge, kitchen/diner with utility and cloakroom. The master bedroom enjoys an en-suite, good size double bedrooms and a family bathroom. Having an enclosed rear garden, driveway and integral garage early viewing is recommended.

Composite Entrance Door with double glazed insets into **ENTRANCE HALL**

16' 10" x 3' 6" (5.14m x 1.08m) Having a radiator with cover, power points and a tiled floor.

LOUNGE

16' 4" x 10' 4" (5.00m x 3.17m) With a double glazed window to the front elevation, radiator and power points.

KITCHEN/DINER

17' 4" x 9' 3" (5.30m x 2.83m) Having a range of modern dark grey high gloss fronted base cupboards and drawers with worktop surface over, matching wall units, integrated dishwasher, refrigerator and freezer with matching front décor panel, one and a quarter bowl stainless steel sink with mixer tap over, built-in eye level electric

double oven, five ring gas fired hob with convector hood over, tiled floor, radiator, uPVC double glazed 'French' doors and window giving an outlook and access to the rear garden.

UTILITY ROOM

6' 0" x 5' 10" (1.85m x 1.79m) Having base cupboard and wall mounted units, worktop surface, single drainer stainless steel sink, plumbing for automatic washing machine, space for tumble dryer, power points, continuation of the tiled floor, access to the rear garden.

CLOAKROOM

5' 10" x 2' 10" (1.78m x 0.88m) Having a low flush w.c., pedestal wash hand basin with tiled splash back, continuation of the tiled floor and an obscure glazed window.

Stairs from the Entrance Hall rise up to the First Floor Accommodation and **LANDING** With a loft access point, power point and storage cupboard.

MASTER BEDROOM

13' 7" x 10' 10" (4.16m x 3.32m) Having a fitted wardrobes with mirror fronted sliding doors, uPVC double glazed window to the

front elevation, radiator and power points.

ENSUITE

7' 3" x 4' 11" (2.23m x 1.52m) With a purpose built tiled shower cubicle, pedestal wash hand basin with tiled splashback, low flush w.c., radiator, tiled floor and obscure glazed window.

BEDROOM TWO

12' 7" x 8' 9" (3.86m x 2.68m) Having a fitted wardrobe with mirror fronted sliding doors, uPVC double glazed window to the rear elevation, radiator and power points.

BEDROOM THREE (CURRENTLY USED AS STUDY)

9' 10" x 9' 2" (3.01m x 2.81m) With fitted wardrobes, desk and drawers, radiator, power points and uPVC double glazed window to the front elevation.

BEDROOM FOUR

9' 5" x 8' 9" (2.89m x 2.68m) With a uPVC double glazed window to the rear elevation, radiator and power points.

BATHROOM

8' 10" x 5' 4" (2.71m x 1.64m) Having a three piece suite in white comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low flush w.c.,

chrome heated towel rail, part tiled walls, tiled floor and an obscure glazed window.

OUTSIDE

The property is approached via a tarmac driveway providing off road parking for two vehicles and gives access to the integral Garage with up and over door, power and light. Having a lawn garden to front with a timber gate to the side of the property giving access to the enclosed rear garden which is laid to lawn with an Indian stone patio enjoying a sunny aspect bounded by timber fencing.

SERVICES

Mains gas, electric 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.

DIRECTIONS

From the Prestatyn office turn left onto Meliden Road at the mini roundabout continue straight across and proceed through the village of Meliden, passing 'Voel' coaches, on entering Rhuddlan take the second right onto the development and the property will be found on the right hand side by way of a 'For Sale' sign.

