



5 Maes Derwen | Rhuddlan | Denbighshire | LL18 2YH

£160,000

This lovely two bedroom semi detached bungalow is situated within the well known historic village of Rhuddlan boasting a castle and Golf course. The A55 is easily accessible for commuting to North Wales, Chester and beyond and the coastal resort towns of Kinmel Bay, Rhyl and Abergele are close by.

- Two bedrooms
- Lounge / diner
- Sun Room
- Off road parking
- Garage and gardens

The property enjoys a large sunroom to the rear enjoying a garden aspect and benefits by way of garage, gas central heating and upvc double glazing.

UPVC DOUBLE GLAZED FROSTED DOOR:

With frosted glazed panels to side into:

ENTRANCE HALL:

6' 0" x 4' 5" (1.85m x 1.37m) With power points, cupboard housing the 'British Gas 330' boiler which supplies the domestic hot water and radiators, shelving, gas meter, electric meter and fuse box.

KITCHEN:

9' 10" x 9' 1" (3.02m x 2.77m) having a comprehensive range of units comprising wall cupboards, worktop surface with drawer and base cupboards beneath, single drainer stainless steel sink with mixer tap over, gas oven and grill with four ring gas hob over and stainless steel extractor fan over, space for under counter fridge/freezer, space and plumbing for automatic washing machine, part tiled walls, radiator, vinyl floor, uPVC double glazed window overlooking the side and uPVC double glazed frosted door leading onto the side of the property.

LOUNGE/DINER:

17' 7" x 11' 4" (5.37m x 3.46m) With power points, radiator, T.V aerial point, coved ceiling, feature fireplace with gas fire insert and uPVC double glazed picture window overlooking the front.

INNER HALL:

5' 10" x 3' 2" (1.80m x 0.97m) With access to roof space, radiator and airing cupboard providing ample linen storage.

BEDROOM ONE:

12' 5" x 10' 10" excluding wardrobes (3.79m x 3.31m) Having fitted six door wardrobe with drawer units, power points, radiator and uPVC double glazed window overlooking the sun room.

BEDROOM TWO:

8' 11" x 8' 11" (2.74m x 2.74m) With power points, radiator, uPVC double glazed window overlooking the rear and uPVC double glazed door leading into:

SUN ROOM:

13' 11" x 6' 11" (4.25m x 2.11m) With power points, vinyl floor, uPVC double glazed window to side and rear and uPVC double glazed French doors leading onto the rear garden.

SHOWER ROOM:

6' 5" x 5' 5" (1.98m x 1.66m) Having a three piece suite in white comprising low flush W.C, wash hand basin in vanity unit, corner shower cubicle with a 'Mira' electric shower over, fully tiled walls, radiator, vinyl floor and uPVC double glazed frosted window.

OUTSIDE:

Driveway providing off street parking leading to double timber gates to single garage with up and over door, power and light and outside tap to the side of the property.

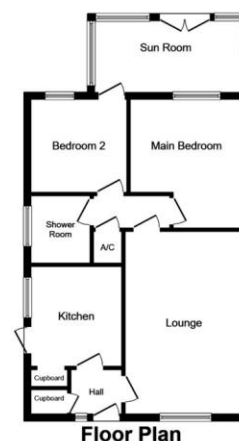
The front garden is laid to lawn for ease of maintenance and is bounded by low brick walling. The rear garden has a sunny aspect being mainly laid to lawn with patio path, personal door into garage, timber constructed garden store and is bounded by concrete post and timber fencing.

SERVICES:

Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the Selling Agent.

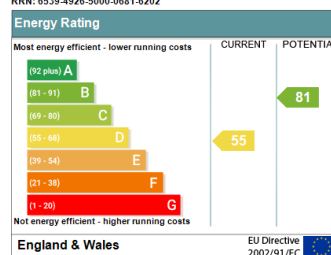
DIRECTIONS:

Proceed away from the Rhyl office over the Vale Road bridge onto Vale Road continue onto Rhuddlan Road, straight on at the first roundabout, left at the next roundabout towards the village of Rhuddlan turning right into Highlands Road, continue to the end turning left onto Vicarage Lane then first right into Maes Derwen where the property can be found on the left hand side by way of a For Sale board.



Total floor area 67.8 sq.m. (729 sq.ft.) approx
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Address: 5 MAES DERWEN, RHUDDLAN, RHYL, LL18 2YH
RRN: 6539-4926-5000-0681-6202



England & Wales EU Directive 2002/91/EC

COUNCIL TAX BAND

Tax band: C

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE

08/06/2021

Contact Details

19 Clwyd Street, Rhyl, Denbighshire, LL18 3LA

www.peterlarge.com

01745 334411

rhyl@peterlarge.com

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.