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# Pant Teg, Abergele Road, Rhuddlan, LL18 5UE

- Spacious 4 Bedroom Family Home
- Fantastic Potential to Update and Personalise
- Spacious Kitchen, Separate Utility
- Double Glazing, Oil Central Heating
- 3 Reception Rooms, 2 Bathrooms
- Convenient & Sought-After Location
- Ample Parking and Generous Gardens
- No Forward Chain



£300,000

Occupying an enviable position on the periphery of the village of Rhuddlan, this substantial detached house, built in 1935, offers a wonderful opportunity for those seeking a spacious family home. Spanning an impressive 1,819 square feet, the property boasts four generously sized bedrooms, making it ideal for families or those who enjoy having extra space for guests.

The house features three reception rooms, providing ample space for relaxation and entertainment. Additionally, the property includes en suite facilities, adding a touch of convenience to your daily routine.

One of the standout features of this home is its large gardens together with ample off road parking.
While the house is in need of updating, it presents a fantastic opportunity for buyers to put their own stamp on it and create a personalised living space that reflects their style and preferences.

In summary, this detached four-bedroom house on Abergele Road is a perfect blend of space, location, and potential, making it an excellent choice for those looking to settle in a peaceful yet accessible part of Rhuddlan.

No forward chain.

## SITUATION

This impressive 4-bedroom family home is conveniently located in Rhuddlan with excellent access to the A55 Expressway whilst providing pleasant views towards the Clwydian range and countryside. The property boasts a generously sized kitchen and three reception rooms, a spacious family bathroom and master en-suite, separate utility and cloakroom, large gardens and more. Viewing highly recommended.

## ENTRANCE HALL

6'11" x 9'6" (2.11 x 2.9)
Coved ceiling, staircase to first floor

## LOUNGE

15'4" x 12'11" (4.68 x 3.96)
A generously sized lounge with ample space for entertainment and relaxation. Coved ceilings, a beautiful stained glass panel and a uPVC double glazed bow window looking onto the front garden. Centrally situated fireplace with marble effect hearth housing a gas fire. Double doors through to:

## DINING ROOM

16'5" x 12'11" (5.01m x 3.96m)
A spacious dining room which provides a pleasant view of the rear garden and patio, accessible through the UPVC French doors.

## SITTING ROOM

14'7" x 12'11" (4.46m x 3.94m)
The sitting room overlooks the front of the property through a uPVC double glazed bow window, and to the side of the property via a feature stain glass panel. Centrally situated gas fire sits in a cast iron fireplace with inset tiles and timber surround. The room benefits from plenty of natural light flowing from the kitchen through a feature archway which separates the two rooms in an open-plan layout.

## KITCHEN

16'4" x 9'4" (4.99m x 2.85m)
This spacious kitchen offers an excellent footprint, boasting a wide run of traditional Oak fronted base and wall units, tiled splash back, extensive worktop space, a one and a half stainless steel sink with drainer and mixer tap, and a free standing Worcester oil fired central heating boiler. The kitchen is fitted with integrated appliances, including an eye-level double oven and grill, dishwasher, fridge and four ring electric hob with extractor hood. The room benefits from dual aspect uPVC double glazed windows, allowing an abundance of natural light and providing pleasant views over the garden.

## UTILITY ROOM

16'5" x 6'5" (5.01m x 1.96m)
A sizeable utility room with space for dryer, plumbing for washing machine, ample power points and radiator. Ample storage in large under-stair cupboard. Convenient access to downstairs WC and to rear garden through uPVC door with glass panel.

## WC

5'11" x 3'0" (1.82m x 0.93m)
Low flush WC and wall mounted wash hand basin.

## LANDING

7'0" x 9'6" (2.15m x 2.92m)
Coved ceilings. Provides access to loft.

## MASTER BEDROOM

14'8" x 12'11" extending to 17'11" (4.49m x 3.96m extending to 5.47m)
In the Master Bedroom, large, triple aspect UPVC double glazed windows offer far-reaching countryside views. Ample storage is provided by a wide run of built-in wardrobes, cupboards, and a vanity unit. Accessible through the integrated wardrobe door is the Master En suite.

## ENSUITE

9'4" x 3'1" (2.87m x 0.96m)
A three piece suite comprising a pedestal handwash basin, low flush WC, fully tiled walls and shower cubicle. Additional generous storage is provided in cupboard with shelving.

## BEDROOM 2

13'1" x 12'7" (4.01m x 3.86m)

A modern, fitted triple-door mirrored wardrobe provides ample storage in a generously sized bedroom. Elevated dual aspect UPVC double glazed windows, views over the the countryside and Clwydian hills.

## BEDROOM 3

16'4" x 10'0" (4.99m x 3.05)

UPVC double glazed window overlooking the rear garden, coved ceiling.

## BEDROOM 4

12'9" x 9'5" (3.90m x 2.88m)

Overlooking the rear garden, coved ceiling.

## BATHROOM

9'6" x 9'4" maximum (2.90m x 2.87m maximum)

The sizeable family bathroom comprises a low flush WC, pedestal handwash basin, panelled bath, and a shower cubicle with glazed sliding doors. Additional storage is provided in a shelved airing cupboard. Plenty of natural light is sourced from the obscured UPVC double glazed window.

## OUTSIDE

Behind a decorative iron gate securing the property, a block paved driveway provides ample off road parking and a sizeable lawn. The rear gardens are spacious and private, enclosed with panelled fencing and providing a lawned area and paved patio. Timber garden stores.

## SERVICES

Mains electricity, water and drainage, oil fired central heating.

## IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

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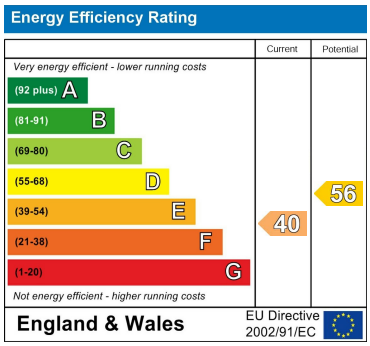


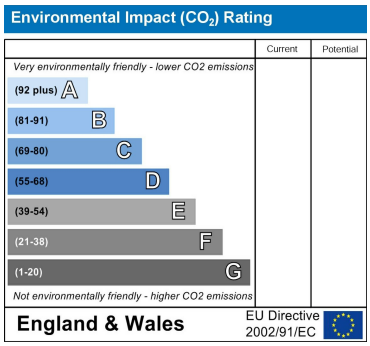

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