



Barrfield Road, Rhuddlan, LL18 2RY

Rhuddlan

**L ESTATES**
PHYS-JONES & YOUNG

£280,000

Situated in a highly sought after residential area of Rhuddlan, this well-presented three-bedroom detached bungalow offers versatile and modern living, ideal for families, downsizers, or those seeking spacious single-level accommodation.

The property is entered via a practical porch, providing useful space for coats and shoes, leading into a central hallway that connects the home. To the front, a bright and welcoming lounge enjoys excellent natural light and offers a generous space for relaxing or entertaining.

At the heart of the home is a stylish open-plan kitchen diner, thoughtfully updated by the current owners to create a contemporary and sociable environment. The former garage has been converted, seamlessly enhancing the living space and offering a flexible additional dining or family area.

To the rear, an extension provides a versatile reception room, ideal as a snug, home office, or additional sitting room - perfect for modern living and remote working. This area also gives access to a useful utility space and a convenient WC.

The bungalow boasts three well-proportioned bedrooms, including a spacious principal bedroom, along with two further bedrooms offering flexibility for family life or guest accommodation. The family bathroom is modern and well-appointed.

Externally, the property benefits from off-road parking and an electric vehicle charging point, adding both convenience and future-ready appeal. To the rear, a private and enclosed garden provides a safe and peaceful outdoor space, ideal for family enjoyment or entertaining.

Rhuddlan is a popular and historic village offering a range of local amenities, a well regarded primary school, and excellent access to the A55, providing strong transport links towards Chester, the North Wales coastline, and beyond.

This is a fantastic opportunity to acquire a well maintained and thoughtfully improved bungalow in a desirable location.

Room Dimensions

Lounge: 3.36m x 5.42m (11'0" x 17'9")

Kitchen Diner: 2.96m x 4.13m (9'9" x 13'7")

Reception Room / Snug: 3.65m x 2.45m (12'0" x 8'0")

Study: 2.49m x 4.49m (8'2" x 14'9")

Bedroom 1: 3.09m x 3.71m (10'2" x 12'2")

Bedroom 2: 3.02m x 2.14m (9'11" x 7'0")

Bedroom 3: 3.07m x 2.15m (10'1" x 7'1")

Bathroom: 1.55m x 2.41m (5'1" x 7'11")

WC: 1.80m x 2.39m (5'11" x 7'10")

Porch: 1.64m x 1.35m (5'5" x 4'5")

Garden Room (Outbuilding): 2.89m x 2.25m (9'6" x 7'5")

Additional Information

Tenure: Freehold

Services: Gas, electric and drainage on mains; water metered

Boiler: Approx. 7 years old (Ideal)

EPC: To be confirmed









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