



Vicarage Lane, Rhuddlan, LL18 2UE

Rhuddlan

LESTATES
PHYS-JONES & YOUNG

Offers Over
£425,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

Situated on a substantial corner plot along the ever-desirable Vicarage Lane, this charming four-bedroom detached home, originally built in the 1960s, offers spacious and versatile living accommodation, complemented by a well-appointed one-bedroom annex, ideal for multi-generational living, guests, or potential rental income.

The main residence is thoughtfully laid out, beginning with a welcoming entrance hall that provides access to a ground floor WC and a dedicated study/home office. The principal lounge is a warm and inviting space, centred around a feature fireplace, and flows seamlessly into a delightful sun room, which enjoys views over and direct access to the rear gardens.

The dining room also benefits from garden access, creating an ideal setting for entertaining, while the standout feature of the home is the beautifully presented kitchen. This space is both stylish and practical, complete with induction hob, integrated appliances and a walk-in pantry cupboard. Access into the adjoining utility room, which in turn provides further access to the gardens and the annex.

Upstairs, the property continues to impress with three generously sized double bedrooms, a well-proportioned single bedroom, and a modern family shower room.

The annex, accessible internally via the utility room as well as through its own private entrance from the lounge, offers excellent independence. It comprises a comfortable lounge area, a separate kitchen, a double bedroom, and a bathroom—making it a highly flexible addition to the home.

Externally, the property truly stands out. The frontage offers a deceptively spacious driveway with parking for up to three vehicles, alongside a double garage with power and light. The gardens are a particular highlight, wrapping around the property and divided into two distinct areas. To the rear lies a large, private, and peaceful garden, complete with patio areas ideal for relaxing or entertaining, as well as a hot tub for year-round enjoyment. To the side, a further expansive garden provides ample storage with multiple sheds and vegetable patches & raised beds—perfect for keen gardeners.

This is a rare opportunity to acquire a substantial home with versatile living options, generous outdoor space, and a sought-after location.

Room Measurements:

Lounge: 4.41m x 3.89m

Dining Room: 3.98m x 3.68m

Sun Room: 4.28m x 2.35m

Kitchen: 5.11m x 2.90m

Utility Room: 2.95m x 2.78m

Bedroom One: 4.42m x 3.73m

Bedroom Two: 3.78m x 3.32m

Bedroom Three: 3.77m x 3.02m

Bedroom Four: 3.32m x 2.16m

Shower Room: 2.12m x 1.93m









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