


## 39 Highlands Road, Rhuddlan, Denbighshire LL18 2SB

Offers In Region Of £240,000

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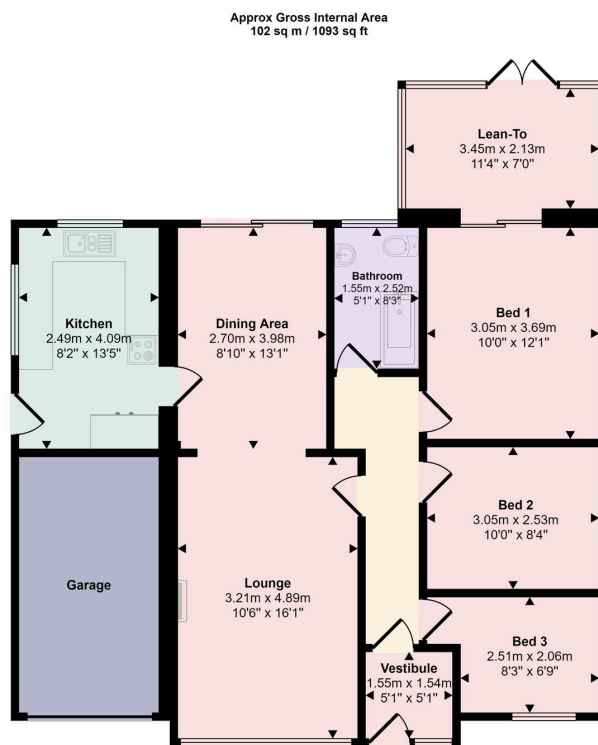


This spacious detached bungalow is situated in a sought after location within the village of Rhuddlan, having three bedrooms, a lounge/dining room. kitchen and bathroom. With the benefit of two driveways, an attached garage and good size, south facing enclosed rear garden.

**DIRECTIONS** From the Prestatyn office turn left onto Meliden Road and proceed through the village of Meliden and continue into Rhuddlan passing the golf course, take the third exit off the roundabout and turn left onto Highlands Road and the property will be seen on the left hand side by way of a 'For Sale' sign.

## Key Features

- DETACHED BUNGALOW
- LOUNGE THROUGH DINING ROOM
- TWO DRIVEWAYS
- GOOD SIZE REAR GARDEN
- EPC - tbc
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- ATTACHED GARAGE
- FREEHOLD
- COUNCIL TAX - D



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### 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 regulations 2008 and are governed by the business from misleading marketing regulations 2008.