

Jones & Redfearn

ESTATE AGENTS



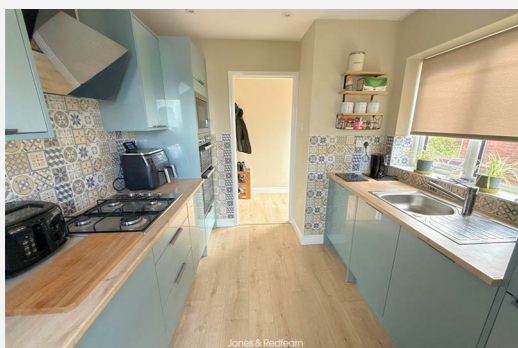
Vicarage Lane, Rhuddlan

£195,000

Nestled in the charming area of Vicarage Lane, Rhuddlan, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Situated in the picturesque village of Rhuddlan, residents can enjoy the tranquility of rural living while being just a short drive from the vibrant seaside town of Rhyl. This location offers a variety of local amenities, including shops, schools, and recreational facilities, making it an ideal choice for those who appreciate both community and accessibility.

The property features the following accommodation: Entrance Hall, Kitchen with integrated appliances, lounge, conservatory, 2 well sized bedroom and a family bathroom. The property also benefits from a detached garden room with further accommodation suitable for multiple uses, a wc and a utility room. Garden areas to front and rear with a driveway providing off road parking.

In summary, this semi-detached bungalow on Vicarage Lane presents an excellent opportunity for anyone looking to settle in a serene environment without compromising on convenience. With its appealing features and prime location, this property is certainly worth considering for your next home. Viewings highly recommended.



Entrance Hall

Kitchen

9'3 x 8'10 (2.82m x 2.69m)

Lounge

17'7 x 11'5 (5.36m x 3.48m)

Conservatory

9'2 x 9'2 (2.79m x 2.79m)

Inner Hallway

Bedroom 1

12'5 x 11'3 (3.78m x 3.43m)

Bedroom 2

9'2 x 8'5 (2.79m x 2.57m)

Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Detached Garden Room

12'4 x 8'6 (3.76m x 2.59m)

Utility

8'7 x 3'6 (2.62m x 1.07m)

WC

Exterior

To the front of the property is a spacious garden area featuring a generous driveway providing off-road parking for multiple vehicles, complemented by paved and pebble-dashed sections for ease of maintenance and added kerb appeal.

To the rear, the property boasts a private and enclosed garden offering a mix of paved and lawned areas, ideal for outdoor relaxation and entertaining. This area also accommodates a detached garden room with living accommodation, providing versatile space suitable for a variety of uses such as a home office, guest suite, or hobby room. The garden room further benefits from a WC and utility area, adding functionality and convenience.

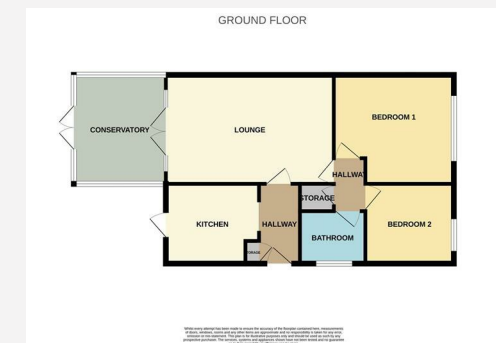
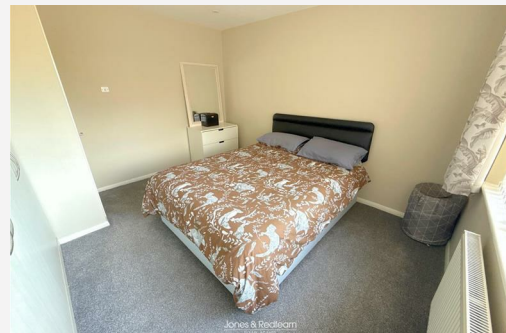
Directions

From Rhyl proceed via Vale Road and Rhuddlan Road(A525) and onto Rhuddlan. On reaching Rhuddlan take the third turning off the Golf Club roundabout onto Rhyl Road and take the second turning right onto Vicarage Lane. Continue down Vicarage Lane and Number 37 will be found on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared Friday 24th October 2025
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	61	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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