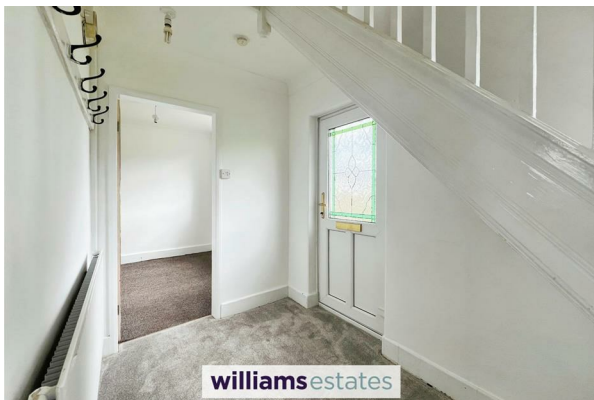


williamslettings



**Bryn Celyn, 1 Bron Y Clwyd, Llanfair
Dyffryn Clwyd, Ruthin, LL15 2SB**

£850

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EPC - C69 Council Tax Band - C Deposit - £850

1 Bron Y Clwyd, Ruthin

3 Bedrooms - House

A Semi detached property available to let. The property comprises of three bedrooms, lounge, kitchen and bathroom, the property is well presented with front and rear gardens.

To be considered for this property you will need an annual income of £25,500

Accommodation

uPVC front door leading into entrance hall with doors off to living room, kitchen and staircase to first floor.

Reception Hall

With doors off to living room, kitchen and staircase to first floor.

Living Room

18'3" x 11'8"

Bright and spacious room with a uPVC double glazed window to the front elevation, uPVC french doors leading to the rear and a single radiator.

Kitchen

12'1" x 8'9"

Providing Complimentary worktops with matching wall and base units, void for cooker, stainless steel drainer sink with mixer tap, tiled splash back, provisions for washing machine, uPVC double glazed window to the rear, walk in pantry cupboard, door leading into rear porch:

Rear Porch

Door off to W.C., and storage cupboard.

Cloakroom

5'9" x 2'10"

Low flush W.C. and a uPVC obscure window to the side elevation.

Landing

With doors off to all rooms and a uPVC double glazed window to the front elevation.

Bedroom One

12'0" x 9'11"

Bright and airy, uPVC double glazed window to the rear, recessed storage cupboard/wardrobe and an airing cupboard housing the boiler.

Bedroom Two

11'10" x 9'0"

Double bedroom with a uPVC double glazed window to the rear elevation and a double radiator.

Bedroom Three

8'11" x 8'7"

uPVC double glazed window to the front elevation and a single radiator.

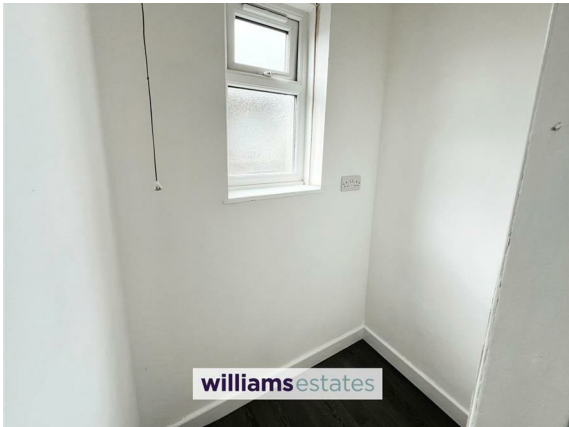
Bathroom

7'3" x 5'7"

Bath tub with shower over, low flush W.C., pedestal wash basin, half tiled walls, uPVC obscure double glazed window to the front elevation and a single radiator.

Outside

To the front elevation there is a low maintenance lawned area with pathway leading to the rear elevation which comprises of lawn bound by mature shrubs and timber fencing.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

Lettings@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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