

# williams lettings



## Ty Buddug Rhos Isaf, Llandegla, Wrexham, LL11 3AT

**£1,250**

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**EPC - D59**

**Council Tax Band -**

**Deposit - £1,250**

# Rhos Isaf, Wrexham

## 3 Bedrooms - Character Property

A beautifully presented 3 bedroom property, with character and charm, the property comprises of Lounge with log burning stove, large kitchen diner and 3 bedrooms two of which benefit from en suite bathrooms. The property is tastefully decorated throughout,. There is an enclosed garden and ample room for parking also additional storage can be negotiated if required. To be considered for this property you will need an annual income of above £37,500

### Location

The village of Llandegla lies on the banks of the River Alyn and this property is located in an Area of Outstanding Natural Beauty. The village offers a choice of pubs, as well as a village shop and Post Office. Several shops and cafes and numerous local activities including fishing, clay plate shooting and horse riding are nearby. The larger towns of Llangollen and Ruthin are a short drive away, and are well worth a visit for their extensive shops, restaurants and many historic/cultural sites. Only 7 miles from Ruthin, and 10 miles from Mold this property is located in a scenic location in the heart of beautiful farmland and countryside.

### Accommodation

Access to the property is provided by a large tarmac communal driveway which leads to the a two vehicle gravel parking area. Upvc double glazed door leads into this single level property;

### Entrance Hallway

With tiled flooring, double glazed window to the rear elevation, loft access and built in oak storage unit with door. Impressive glazed oak doors and side panels leading into the kitchen and latch lock oak panelled door leading;

### Shower Room

With fully tiled flooring and walls, this shower room comprises of a three piece suite with low level WC, shower cubicle with glass screens, wall mounted shower and attachments, vanity style modern sink and mixer tap. Wall mounted mirror with inbuilt lighting. Wall mounted towel rail and double glazed window to the front elevation.

### Kitchen/ Dining Room

20'0" x 14'8"

A generous kitchen/ diner with ample modern shaker style kitchen units, including base, drawer and wall units, with complimentary worktops and tiled splashback. This property offers all essential appliances including built in oven and grill, electric hob and wall mounted extractor. Built in fridge/ freezer, dishwasher and washing machine. With tiled flooring, coved ceiling and inset spotlights. Double glazed window with granite sill and a double glazed rear door onto the garden. This room offers ample space for a large dining table and additional dining furniture.

### Living Room

16'4" x 12'10"

With log burning stove resting on a large slate plinth, high beamed ceiling and a large oak truss this room is very warm and welcoming. With the addition of wall mounted radiators, wall lights and spots. The room looks out via the double glazed french door to the patio and lawned area. Double glazed windows to both elevations.

### Open Hallway

Leading to the bedrooms; offering two double glazed windows and two wall mounted radiators

### Bedroom One

10'4" x 12'6"

Entering the principle bedroom via an oak latch look door this room offers two double glazed windows and oak skirting boards, wall mounted radiator. Oak latch door leading into:

### Ensuite Bedroom One

With fully tiled flooring and walls, the principal en suite offers a three piece suite with low level WC, double ended bath with shower over with glass screen. built in vanity with oak doors and marble worktop with modern oval sink and mixer tap. Wall mounted mirror with inbuilt lighting. Wall mounted towel rail and double glazed frosted window to the rear elevation.

### Bedroom Two

12'8" x 11'4"

With access via the oak latch lock doors with oak skirting boards, the room offers ample room for a double bed and bedroom furniture, with coved ceiling, wall mounted radiator oak latch door leading into:

### Ensuite

With fully tiled flooring and walls, this 2nd ensuite offers a three piece suite with low level WC, shower cubicle with glass screens, wall mounted shower and attachments, vanity style modern sink and mixer tap. with wall mounted mirror with inbuilt lighting over. Wall mounted towel rail and double glazed window to the rear elevation.

### Bedroom Three

12'8" x 12'8"

With ample space for two single beds and bedroom furniture this generous third bedroom offers oak latch door, oak skirting boards, double glazed window, coved ceiling and wall mounted radiator.

### Outside

The property offers a patio area with ample space for a hot tub and patio dining table and chairs. Lawned area and secure fencing overlooks the neighbouring farmland. A handy outbuilding offers and additional storage space for a chest freezer or a tumble dryer as it is supplied with electricity and lighting

There is ample parking available with this property.

### Directions

From the agents Mold office, proceed up Chester Street, through the traffic lights and up New Street, proceed out of Mold until reaching the roundabout. Take the 2nd exit signed for Ruthin. Proceed along the A494 through the villages of Cadole, Loggerheads and Llanferres. Merge onto B5430 and proceed for approximately 3 mile, turning right onto Llanarmon Yn Ial via B5431 and stay on the road and proceed out of the village. The subject property will be found on the left hand side as noted by our agents sign.





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**Floor Plan**

Total floor area 145.2 m<sup>2</sup> (1,563 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@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.