



Tan Y Bryn

Pwllglas, Ruthin, LL15 2PJ

Offers over £260,000



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Open Storm Porch

Hall

Step into Tan y Bryn, where the welcoming hall serves as an introduction to the property. The space is not only inviting but also practical, featuring a convenient cloaks cupboard for storage. Access to the loft provides additional functionality, while an airing cupboard houses the cylinder and offers slatted shelving. Spot lighting adds a modern touch, and a radiator ensures a comfortable atmosphere. This well-appointed hall sets the stage for the warmth and functionality that the property has to offer.

Lounge

17'4" x 15'8" (5.30m x 4.80m)

Experience the relaxation of this bright room situated at the front of the property. This spacious living area within the bungalow invites serenity, featuring a large window that bathes the room in natural light. A focal point is the fireplace with a marble insert and hearth, set against a white-painted surround and a living flame electric fire, creating a cosy and inviting atmosphere. Two radiators ensure warmth, contributing to the overall comfort of this relaxing living room. An archway seamlessly connects to the dining room, offering a fluid and harmonious space for unwinding and entertaining.

Dining Room

9'11" x 9'11" (3.04m x 3.04m)

From this vantage point, enjoy far-reaching views across the valley of the River Clwyd, gazing toward picturesque rolling countryside. Adorned with modern double-glazed French doors that open to the south-facing rear garden, this space is not only illuminated and inviting but also serves as an ideal setting to entertain family and guests. A radiator ensures comfort, completing the appeal of this versatile and scenic area within the property.

Kitchen

9'11" x 9'10" (3.04m x 3.02m)

Enjoy delightful southerly views across the valley from the double-glazed window in this space. Fitted with a range of base and wall-mounted cupboards and drawers, the kitchen features a practical worktop surface that includes an inset twin-bowl stainless steel sink with a mixer tap and drainer. The kitchen is equipped with modern amenities, including an inset four-ring electric hob and an extractor hood above, as well as an integrated double oven and dishwasher for added convenience. Tiled splashback adds a contemporary touch, and a radiator ensures a comfortable environment in this functional and aesthetically pleasing kitchen area.

Utility Room

This area serves as a useful and practical space, offering room for an upright fridge-freezer and plumbing for a washing machine. The cupboard houses the boiler, which is an oil-fired unit providing heating and hot water. A double-glazed door leads to the rear garden, adding a convenient and accessible element to this functional space. Whether you're handling household chores or maintaining the property, this room is designed with practicality in mind.

Bedroom One

10'11" x 10'0" (3.35m x 3.07m)

This lovely room, featuring a window to the front of the bungalow, invites natural light to grace the space. A radiator adds to the comfort of the room, creating a pleasant atmosphere in this charming and well-lit area.

Bedroom Two

11'1" x 10'0" (3.38m x 3.07m)

Discover another inviting double room, adorned with a window overlooking the front of the property. The room is

complimented by a radiator, ensuring a comfortable and welcoming environment. This well-lit space provides a versatile and cosy setting within the bungalow.

Bedroom Three

9'10" x 7'11" (3.01m x 2.42m)

This room is equipped with a window, allowing natural light to filter through, and a radiator for added comfort.

Bathroom

9'10" x 6'4" (3.01m x 1.95m)

Step into this inviting and practical space featuring a white suite, which includes a panelled bath, a separate walk-in shower cubicle with tiled walls and a high output shower, as well as a pedestal wash basin. The obscured window provides privacy, while the tiled floor adds a modern touch to the room. A radiator ensures a comfortable environment in this well-designed and functional bathroom.

WC

This practical and useful room features a low flush WC for convenience, complimented by a double-glazed window that allows natural light to illuminate the space. A radiator adds warmth, contributing to the overall comfort of this functional area.

External

The front of the property features a well-maintained lawned garden adorned with established and beautifully stocked flower borders. Steps lead down to a stone-effect patio with a retaining wall, creating a charming sitting area. Access to either side leads to the rear of the property. A driveway provides parking space for two or three cars and extends to the detached garage, which is brick-built and equipped with an up-and-over door to the front.

To the rear of the bungalow, a tiled patio offers a delightful space to soak up the sun, with steps leading down to a spacious lawned garden. The modern, purpose-built timber-panelled summerhouse is equipped with electric light and power, creating a perfect retreat. Additionally, there's a convenient lean-to timber-framed garden store located at the rear of the garage. The garden is bordered to the lower part by a mature conifer hedge, and beyond, there are scenic views across the valley and the River Clwyd, adding to the overall appeal of this well-appointed outdoor space.



Road Map



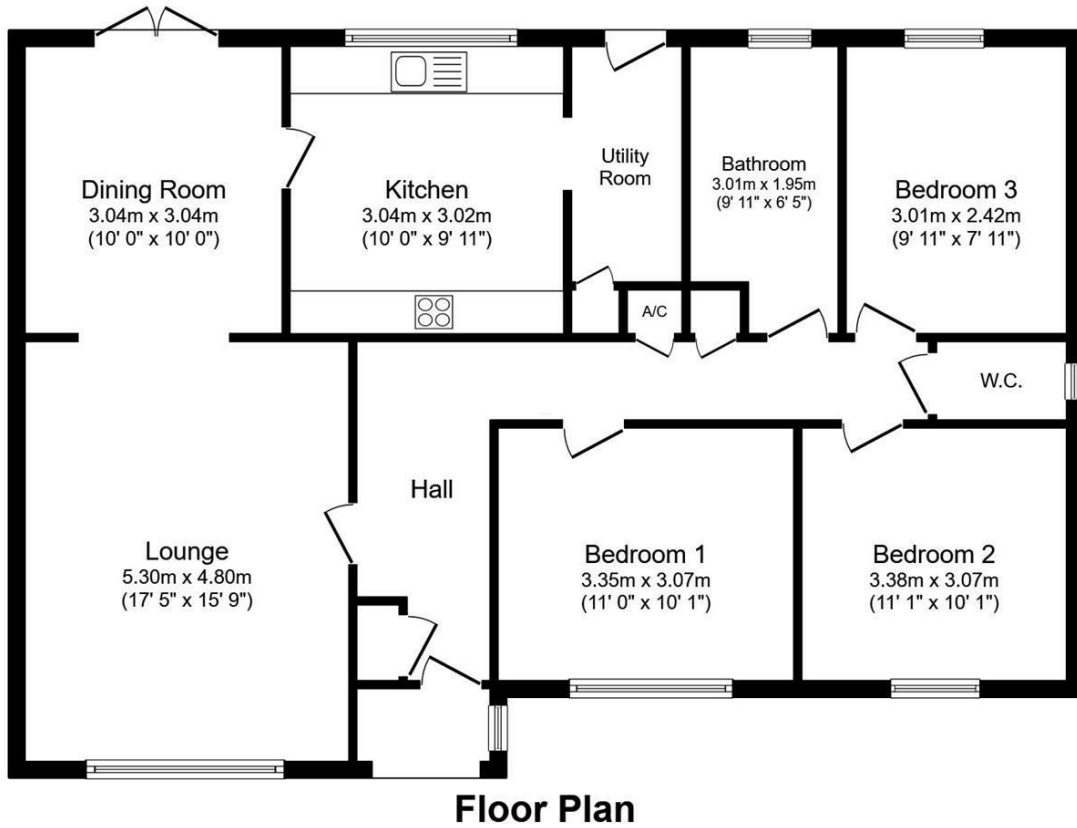
Hybrid Map



Terrain Map



Floor Plan



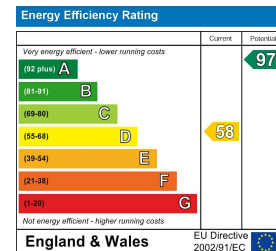
Floor Plan

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

Viewing

Please contact our Idris Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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