



Gilfach Clawddnewydd, Ruthin, Denbighshire, LL15 2NA

£280,000

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EPC - D55

Council Tax Band - C

Tenure - Freehold

Clawddnewydd, Ruthin

3 Bedrooms - House - Detached

A large split-level detached property with detached outbuilding located in the centre of Clawddnewydd. The plot has huge scope for re-development, subject to the correct planning and has fantastic views to the rear. The property briefly comprises three double bedrooms, spacious open lounge and diner, family kitchen, utility room, shower room and bathroom. Viewing is highly recommended.
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Accommodation

The property is accessed via a uPVC double glazed door into an enclosed porch with tiled flooring which leads in to

Entrance Hallway

With doors leading off to all rooms, radiator and stairs leading to the lower floor

Living Room

18'3" x 12'5" (5.56 x 3.78)

A large uPVC window overlooks the front elevation, coved ceiling, tiled fireplace with open fire and double part glazed doors leading through to

Dining Room

13'1" x 8'9" (3.99 x 2.67)

uPVC windows to the rear and side elevations, coved ceiling and radiator

Bedroom One

15'2" x 10'0" (4.62 x 3.05)

uPVC window to the rear elevation, radiator and views towards the hills

Bedroom Two

13'0" x 10'2" (3.96 x 3.10 (3.97 x 3.09))

uPVC window to the front elevation, radiator

Bedroom Three

15'2" x 9'9" (4.62 x 2.97)

uPVC window to the rear elevation, radiator and built in storage cupboard

Shower Room

9'11" x 5'9" (3.02 x 1.75 (3.03 x 1.76))

Fitted with a walk in shower, wash hand basin with pedestal, low level w.c., radiator, uPVC window to the rear elevation

Lower Hallway

With external door leading to the rear garden, and tiled flooring and doors off to all rooms.



Kitchen/Diner

12'6" x 12'4" (3.81 x 3.76 (3.80 x 3.77))

A spacious and light room with windows to the side and rear elevations. Fitted with a range of wall and base units, single drainer sink and ample space for a dining table, tiled flooring

Utility room

9'2" x 7'6" (2.79 x 2.29)

Quarry tiled flooring, Belfast sink, plumbing for washing machine, space for tumble dryer, and uPVC window to the rear elevation

Boiler Room

9'2" x 5'0" (2.79 x 1.52)

Quarry tiled flooring, external door to the rear elevation and floor standing Worcester Boiler

Shower Room

8'9" x 5'6" (2.67 x 1.68)

uPVC window to the side elevation, storage cupboard, shower cubicle, low level w.c and quarry tiled flooring

Outbuilding

The outbuilding was previously used as a telephone exchange, it could be converted into a commercial premises, or annexe subject to the necessary permissions.

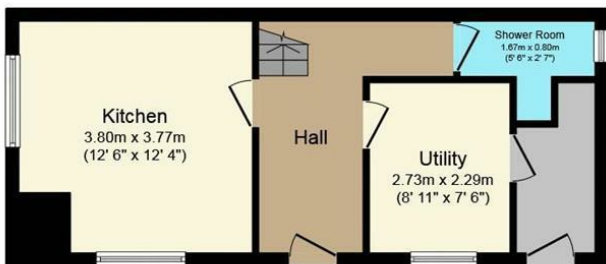
The building is constructed of brick under a pitch tiled roof.

Outside

Directions

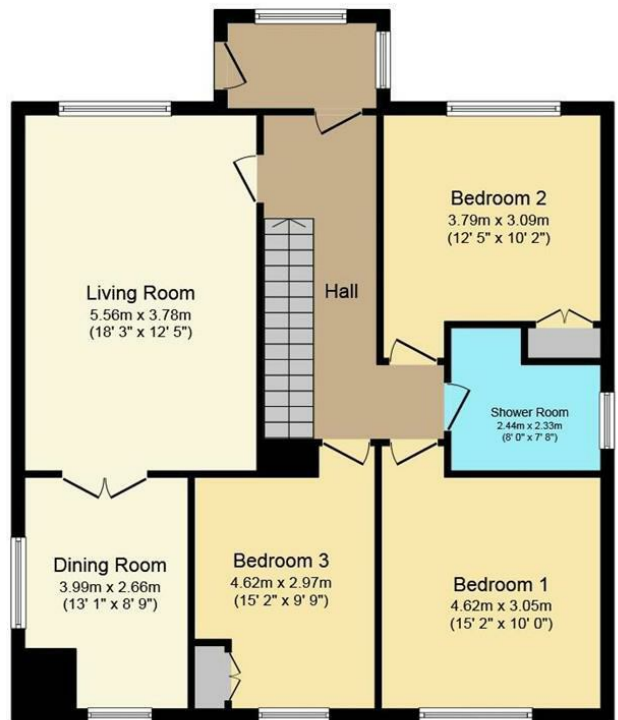
From our Ruthin office continue up Well Street and down Clwyd Street. At the junction turn left and proceed up Mwrog Street. At the mini roundabout go straight on and proceed for approximately 5 miles. Upon reaching the village of Clawddnewydd the property can be found on the left hand side just after the Glan Llyn pub





Lower Ground Floor

Floor area 35.3 sq.m. (380 sq.ft.) approx



Ground Floor

Floor area 94.2 sq.m. (1,014 sq.ft.) approx

Total floor area 129.5 sq.m. (1,394 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.