



Garreg Llwyd Wern Fechan, Ruthin, Denbighshire, LL15 1EU

£345,000

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EPC - D62 Council Tax Band - E Tenure - Freehold

Wern Fechan, Ruthin

4 Bedrooms - Bungalow - Detached

Presenting a four-bedroom semi-detached family residence, in the charming and historical market town of Ruthin. The ground floor features an entrance hall, spacious living room, a well-appointed kitchen, dining room, utility room, second living room/bedroom, an additional downstairs bedroom, and a convenient downstairs shower room. On the first floor, you'll discover three bedrooms, one of which includes an en-suite bathroom. Externally, the property boasts generous off-road parking, a double garage and a rear garden. EPC Rating - D62, Tenure - Freehold, Council Tax Band - E



Accommodation

uPVC double glazed front door leading into

Entrance Porch

The space features uPVC double-glazed windows and durable quarry tiled flooring, with access provided through a uPVC door leading to hallway with doors off to

Living Room

17'0" x 12'0" (5.2 x 3.68)

Enhancing the room's appeal are coved ceilings, a featured fireplace, a double radiator, and a double glazed window that provides natural light from the front elevation.

Dining Room

14'4" x 11'10" (4.37 x 3.62)

A double radiator and a uPVC double glazed window to the front elevation and a doorway leading to

Kitchen

16'11" x 7'10" (5.17 x 2.4)

Adorned with contemporary fixtures, this kitchen features a range of modern elements, including sleek worktops, seamlessly integrated high-gloss drawers and base units, a tall standing pantry, a single drainer sink, provisions for a gas cooker with an extractor hood overhead, deep soft-close pan drawers, an integrated fridge freezer, an integrated dishwasher, a tall column radiator, and a uPVC double glazed window overlooking the side elevation.

Utility room

8'0" x 6'6" (2.44 x 2.00)

This area offers worktops, with plumbing for a washing machine and space for a dryer. It features three uPVC double glazed windows and uPVC double glazed doors leading to the rear garden. Additionally, there's a cupboard housing the Worcester gas central heating boiler.

Bedroom Four (Ground Floor)

18'6" x 11'1" (5.64 x 3.40)

A double radiator and a double glazed window overlook the rear garden.



Sitting Room/Bedroom Five (Ground Floor)

17'5" x 15'1" (5.32 x 4.60)

This room boasts an ornamental fireplace, a double radiator, and a generously sized bow window with uPVC double glazing at the front. It's worth noting that the ground floor is part of the property, while the rooms above are associated with the attached property through a flying freehold arrangement.

Shower Room (Ground Floor)

8'5" x 5'8" (2.58 x 1.75)

This space features a generously sized walk-in shower enclosure, a pedestal washbasin, a low flush W.C, a chrome heated towel rail, and an obscure double glazed window on the side.

Reception Hall

This area is equipped with a double radiator, and it benefits from two double glazed windows overlooking the rear. Doors lead to all downstairs rooms and stairs rise off to first floor accommodation.

Bedroom One

16'10" x 10'9" (5.14 x 3.30)

In this space, there's a radiator and a double glazed window facing the front. It also features a spacious walk-in wardrobe and an access door leading to

Bedroom One En-Suite

9'10" x 7'2" (3.00 x 2.20)

Comprising a panelled bath, a low flush toilet, a pedestal washbasin, a double glazed window on the side, and a double radiator.

Bedroom Two

14'3" x 11'11" (4.36 x 3.65)

There's a built-in wardrobe, a double radiator, and a uPVC double glazed window at the front elevation. Additionally, there's a connecting door to bedroom three from this room.

Bedroom Three

13'1" x 7'10" (4.00 x 2.40)

double glazed window to the side elevation, radiator, two storage cupboards into the eaves.

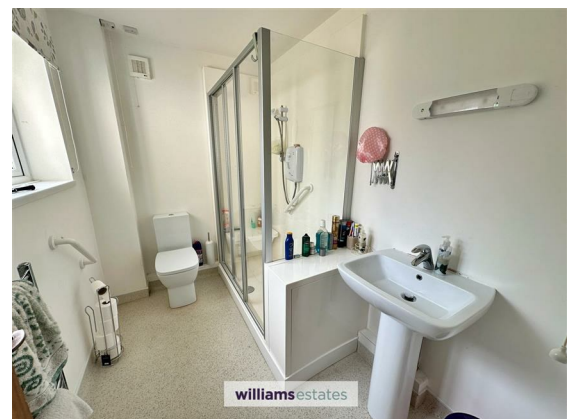
Outside

A spacious, extended tarmac driveway offers ample off-road parking, while a detached block-built garage with up-and-over doors provides additional storage. The property also includes a garden to the front and rear.

Rear Garden

Directions

From the Ruthin Branch, continue to the bottom of well street, at the junction take a right, and then an immediate left onto Rhos Street, at this junction take a left onto Wern Fechan, you will find the property via our for sale board on the left, access is via a long driveway.





Ground Floor

Floor area 152.9 sq.m. (1,646 sq.ft.) approx



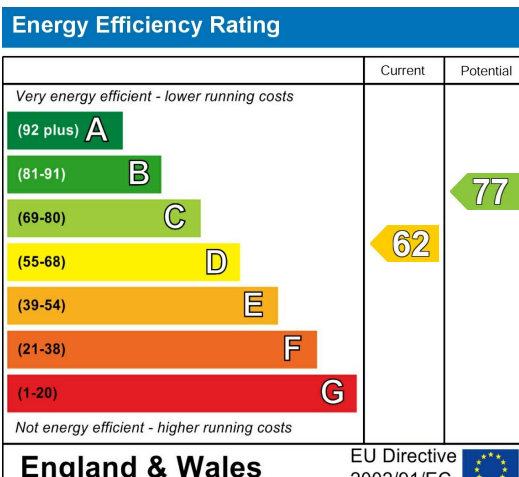
First Floor

Floor area 63.8 sq.m. (687 sq.ft.) approx

Total floor area 216.8 sq.m. (2,333 sq.ft.) approx

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Call us on
01824 704050

Ruthin@williamsestates.com

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