



**Cilfryn Ruthin Road, Cerrigydrudion,  
Conwy, LL21 9UB**

**£360,000**

 4  2  2  C

**EPC - C73**

**Council Tax Band - E**

**Tenure - Freehold**

# Ruthin Road, Cerrigydrudion

## 4 Bedrooms - House - Detached

A beautifully presented four-bedroom detached family house which is offered for sale with NO ONWARD CHAIN and enjoys countryside views from the rear. The property features an array of desirable amenities, including off-street parking for several cars, a garage, a fully fitted kitchen which opens through to dining room with sitting area, a living room, utility room, downstairs W.C and four generously-sized double bedrooms, the main bedroom with en-suite and stylish family bathroom.

EPC Rating - C 73, Tenure - Freehold, Council Tax Band - E.



### Description

Nestled in the heart of Cerrigydrudion, this delightful four-bedroom house offers not only a charming interior but also breathtaking views of the surrounding countryside.

### Accommodation

uPVC double glazed door leads into

### Entrance Hall

Offering seamless access to all rooms, with conveniently placed doors that create a smooth flow throughout. A staircase gracefully leads to the first floor, a single radiator is also included

### Kitchen

Discover a beautiful arrangement of matching wall and base units, providing ample storage space for all your kitchen essentials. Equipped with an integrated electric oven, a stainless steel sink featuring a sleek mixer tap, and a partially tiled splashback, this kitchen is both stylish and practical. The integrated electric hob with an extractor hood above, convenient integrated dishwasher. Ample wall sockets are thoughtfully positioned for your convenience, breakfast bar and a void for a tall standing fridge freezer.



### Dining Room

Laminate flooring as you step into this inviting space. Envision the seamless transition from indoor to outdoor living with the presence of uPVC double glazed French doors leading to the rear garden.

### Living Room

Bathed in natural light, this space exudes a bright and airy ambiance. A gas fire creating a cozy focal point. Gaze through the uPVC double glazed window, positioned to the rear elevation, and indulge in the breathtaking views of the beautiful countryside that unfold before you and a double radiator.



### Utility room

Tiled flooring, plumbing for washing machine and void for tumble dryer, laminate worktops with stainless steel sink and mixer tap, partially tiled splash back, obscure uPVC window to the side elevation, uPVC door leading to side elevation and single radiator.

### Bedroom One

Carpeted flooring, uPVC double glazed window overlooking the picturesque views and single radiator.

### En-suite

Laminate flooring, low flush W.C, pedestal wash basin with tiled splashback, chrome ladder style radiator, obscure uPVC double glazed window to the side elevation, partially tiled walk in shower.

### Bedroom Two

Built in wardrobe, uPVC double glazed window to the rear elevation overlooking fantastic countryside views.

### Bedroom Three

Built in wardrobe, uPVC double glazed window to the front elevation and single radiator.

### Bedroom Four

Carpeted flooring, uPVC double glazed window to the front elevation and single radiator.

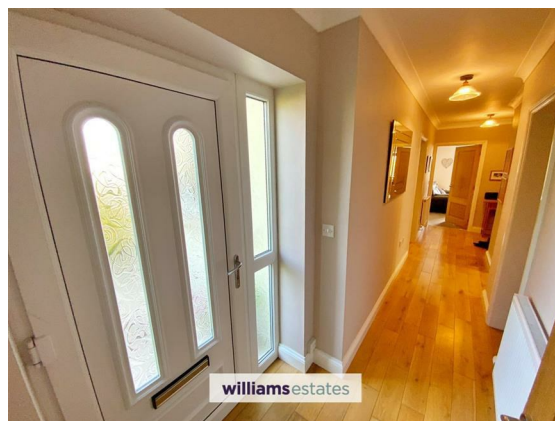
### Family Bathroom

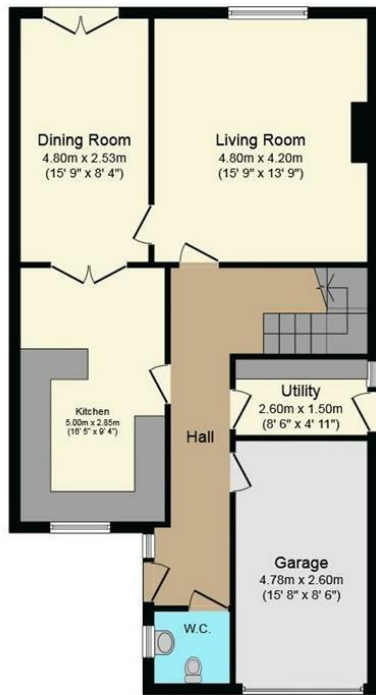
Corner shower, pedestal wash basin, low flush W.C, chrome ladder style radiator, panelled bath, uPVC obscure window to the side elevation, partially tiled throughout.

### Garage

### Rear Garden

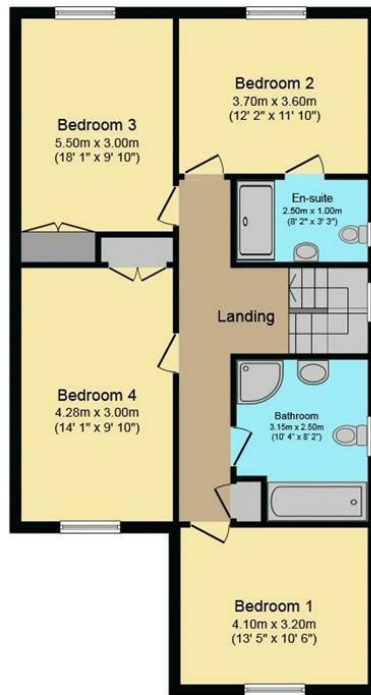
Pathway to the side elevation leads to the rear garden being mainly laid to lawn with a patio area and splendid open views of the countryside, bound by timber fencing.





### Ground Floor

Floor area 81.0 sq.m. (872 sq.ft.) approx



### First Floor

Floor area 79.4 sq.m. (855 sq.ft.) approx

Total floor area 160.4 sq.m. (1,727 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01824 704050

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