



## 1, Tremafon Cyffylliog, Ruthin, Denbighshire, LL15 2DN

**£225,000**

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**EPC - F32**

**Council Tax Band - C**

**Tenure - Freehold**



# , Ruthin

## 2 Bedrooms - House - Semi-Detached

Presenting a delightful two-bedroom semi-detached period cottage featuring a conservatory and a spacious garden offering picturesque views of the surrounding countryside and an adjoining mountain stream. Situated within a courtyard of only four cottages at the heart of a scenic village. The accommodation briefly comprises a kitchen/diner, leading to the conservatory, a living room with a wood-burning stove, two double bedrooms, and a bathroom with a shower. EPC - F32, Council Tax Band - C, Tenure - Freehold.



### Accommodation

Front door leading to:

### Kitchen/Diner

12'2" x 11'9" (3.71 x 3.58 (3.720 x 3.574))  
Oak flooring with partially tiled quarry flooring, laminate worktops with matching wall and base units. The kitchen features an integrated electric hob with an extractor hood above, an integrated electric oven, microwave and integrated dishwasher. A ceramic drainer sink, a bay window to the rear, ample room for a dining table. Provisions for a washing machine and double French doors leading to the conservatory.

### Living Room

12'3" x 10'1" (3.73 x 3.07 (3.731 x 3.061))  
Three bay windows, two facing the front and one overlooking the rear. Oak flooring, multi fuel log burner sits atop a slate hearth and a radiator.

### Conservatory

9'7" x 8'2" (2.92 x 2.49 (2.921 x 2.488))  
An expansive space with uPVC windows all around, featuring French doors that open up to the rear garden.

### Bedroom One

13'7" x 11'2" (4.14 x 3.40 (4.134 x 3.413))  
A pair of bay windows to both the front and rear, showcasing the original stone wall, exposed timber beam and a radiator.

### Bedroom Two

8'7" x 8'1" (2.62 x 2.46 (2.625 x 2.452))  
Integrated storage space, exposed timber beams, bay window with uPVC double glazing to the front elevation and a radiator.

### Bathroom

5'9" x 5'7" (1.75 x 1.70 (1.763 x 1.693))  
Tiled flooring, half tiled walls, fully tiled around bath area, chrome towel rail, vanity wash basin with backsplash, low level W.C, velux window and exposed timber beams.



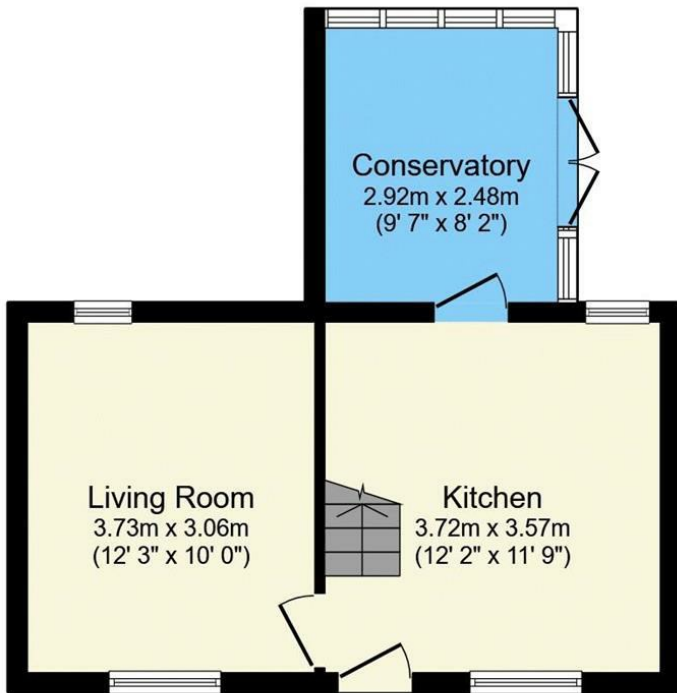
## Outside

South facing garden, being mainly laid to lawn, enjoying views of the surrounding hillside.

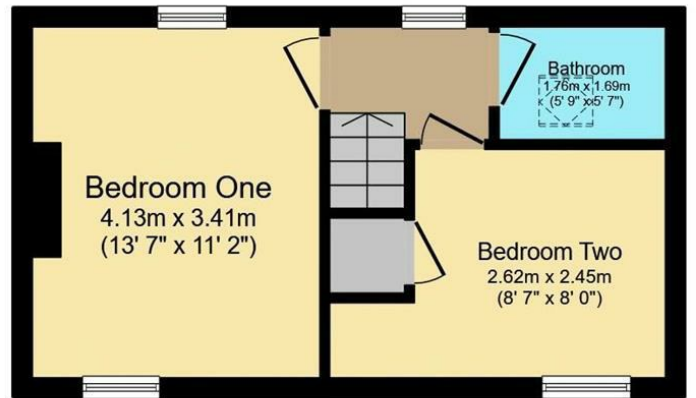
## Directions

From our Ruthin office, proceed up Well Street and down Clwyd Street, at the junction turn left onto Mwrog Street. At the mini roundabout take the second exit, turn right signposted Cyffylliog continue on this road, upon entering the village of Cyffylliog, take the left turning just before The Red Lion Hotel, and the property will be found on your right.





**Ground Floor**



**First Floor**

Total floor area 57.9 m<sup>2</sup> (624 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>32</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

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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.