



**22 Wern Fechan, Ruthin, LL15 1EY**

**£290,000**

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**EPC - D59**

**Council Tax Band - E**

**Tenure - Freehold**

# Wern Fechan, Ruthin

## 4 Bedrooms - House

Presenting a four-bedroom 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, downstairs bedroom, and a convenient downstairs shower room. On the first floor, you'll discover three bedrooms and family bathroom. Externally, the property boasts generous off-road parking, a garage and a rear garden.

EPC -59D Council Tax Band - E, Tenure - Freehold.



### Accommodation

The accommodation provides uPVC double glazed panel door leading to:

### Entrance Porch

Timber doors to:

### Hall

With doors off to all rooms and staircase to first floor.

### Kitchen

10'5" x 9'9" (3.20 x 2.99)

Matching wall and base units, complimentary working surfaces, electric oven with extractor hood above, provisions for a dish washer, single glazed window looking through to the dining room, stainless steel drainer sink with mixer tap over and splash back.

### Utility Room

9'8" x 5'0" (2.97 x 1.53)

Space for a tall standing fridge freezer, wall mounted gas boiler, Belfast sink with tap over, timber glazed window to the side elevation.

### Living Room

26'3" x 11'11" (8.01 x 3.65)

Bright and spacious living room with gas fire and quartz hearth, three panelled radiators, uPVC double glazed window to the rear elevation, timber door leading through to the garden room having glazed windows to either side.



### Dining Room

13'2" x 8'9" (4.02 x 2.68)

Two uPVC double glazed windows to the side and rear elevation and a timber glazed window to the side elevation, wooden door leads to the rear garden.

### Ground Floor Bedroom

13'10" x 9'10" (4.24 x 3.01)

Panel radiator, timber glazed bay windows to the front elevation.



### Ground Floor Bathroom

6'3" x 5'10" (1.92 x 1.79)

Low level W.C, pedestal wash hand basin, corner shower enclosure, timber framed obscure glazed window to the front elevation, fully tiled walls.

Stairs from Hall to:

Landing

### Bedroom

12'5" x 12'0" (3.81 x 3.66)

Pedestal wash basin with tiled splash back, uPVC double glazed window to the rear elevation and a single radiator.

### Bedroom

13'6" x 8'10" (4.13 x 2.71)

Panel radiator, uPVC double glazed window to the rear elevation, built in storage cupboard, pedestal wash basin with tiled splash back.

### Bedroom

11'2" x 9'0" (3.42 x 2.75)

Panel radiator, timber glazed window to the side elevation.

### Bathroom

Low level W.C, pedestal wash basin, panelled bath, tiled from floor to ceiling, uPVC double glazed window having obscure glass to the rear elevation and a panel radiator.

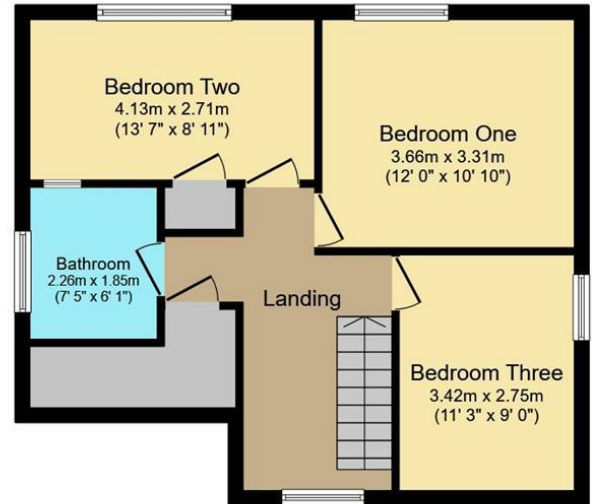
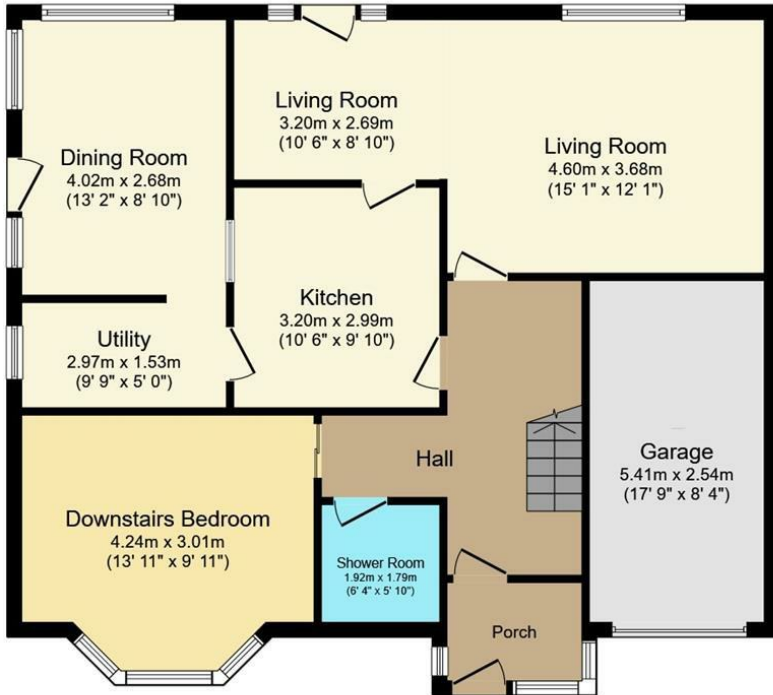
### Outside

Parking available for multiple vehicles to the front elevation. The rear garden is mainly laid to lawn with paving to the front providing an outside seating area, the garden is bound by timber fencing and mature hedges.

### Directions

From our Ruthin office proceed down Well Street to the junction and turn left on to Station Road. At the roundabout take the last exist and follow the road and the property can be found on the right hand side by way of our For Sale board





**TOTAL: 147.4 m<sup>2</sup> (1,586 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>59</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

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