



**41 Stryd Yr Wylan, Ruthin, LL15 1QJ**

**£325,000**

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**EPC - B82**

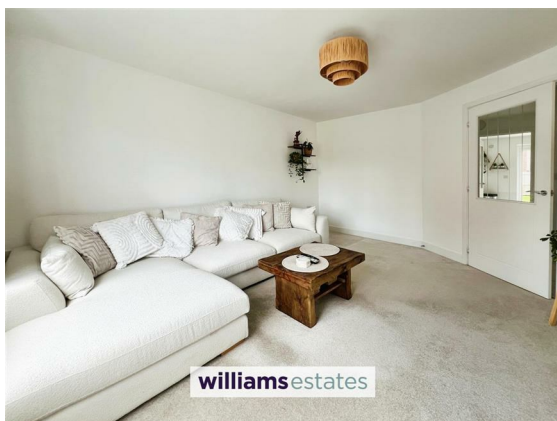
**Council Tax Band - E**

**Tenure - Freehold**

# Stryd Yr Wylan, Ruthin

## 4 Bedrooms - House - Detached

**\*NO CHAIN\*** A beautiful presented detached house on a favourable residential area, just a short walk from Ruthin town centre, local schools and all other local amenities. The property offers four double bedrooms with one having en-suite, living room, kitchen/diner, cloakroom, family bathroom, single garage and parking. The property benefits from gas central heating and uPVC double glazing. EPC Rating - B82, Tenure - freehold, Council Tax Band - E



### Accommodation

Composite front door opening into the entrance hall

### Entrance Hall

Offering access to all rooms and featuring a turned staircase leading to the first floor.

### Living Room

14'9" x 12'6" (4.498 x 3.826)

Featuring carpeted flooring, this bright and spacious living area includes uPVC double-glazed windows on the front and side elevations, along with a double radiator.

### Kitchen/Diner

17'7" x 9'3" (5.370 x 2.842)

Featuring complementary worktops and matching wall and base units, this kitchen is equipped with downlights, a stainless steel drainer sink with a mixer tap, a four-ring gas hob with an extractor hood, an integrated electric oven and microwave, an integrated fridge freezer, and tiled backsplash. It also includes ample wall sockets, uPVC French double doors leading to the rear, and uPVC double-glazed windows at the rear.

### Cloakroom

6'0" x 4'10" (1.839 x 1.474)

Tiled flooring, a low-level W.C., a pedestal wash basin, and a single radiator.

### Landing

Turned staircase leading to the landing, featuring a uPVC double-glazed window on the side elevation, doors to all rooms, and a loft access hatch.

### Bedroom One

12'5" x 10'1" (3.804 x 3.074)

Bright and spacious with carpeted flooring, this room includes uPVC double-glazed windows on the front elevation, a walk-in wardrobe, a single radiator, and an en-suite.



### En-suite

7'4" x 6'11" (2.254 x 2.133)

Fully tiled from floor to ceiling, this room features a low-level W.C., pedestal wash basin, walk-in shower enclosure, single radiator, and a uPVC obscure window on the front elevation.

### Bedroom Two

11'10" x 10'4" (3.629 x 3.153)

Bright and airy room with carpeted flooring, featuring a uPVC double-glazed window at the rear elevation offering views of the rear garden and distant scenery, along with a single radiator.



### Bedroom Three

11'0" x 10'11" (3.362 x 3.340)

Featuring carpeted flooring, this room includes uPVC double-glazed windows on the front elevation, built-in storage cupboards, and a single radiator.

### Bedroom Four

9'6" x 8'5" (2.901 x 2.581)

A single radiator and a uPVC double-glazed window to the rear elevation.

### Family Bathroom

9'7" x 7'0" (2.923 x 2.139)

Featuring half-tiled walls and fully tiled around the bath and shower area, this bathroom includes a low-level W.C., panelled bathtub with shower overhead, pedestal wash basin, single radiator, and a uPVC double-glazed window on the rear elevation.

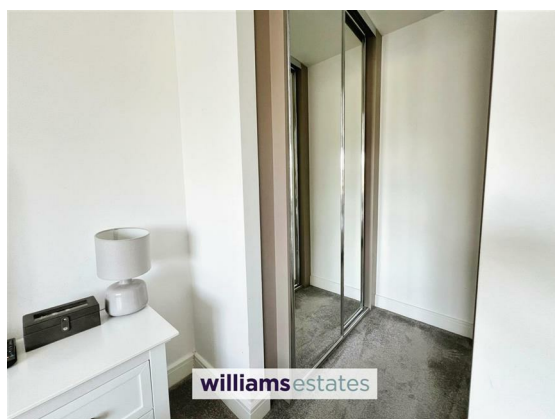


### Outside

Ample off-road parking for two cars at the front elevation, while the rear garden features a combination of patio and primarily lawn areas, enclosed by timber fencing.

### Directions

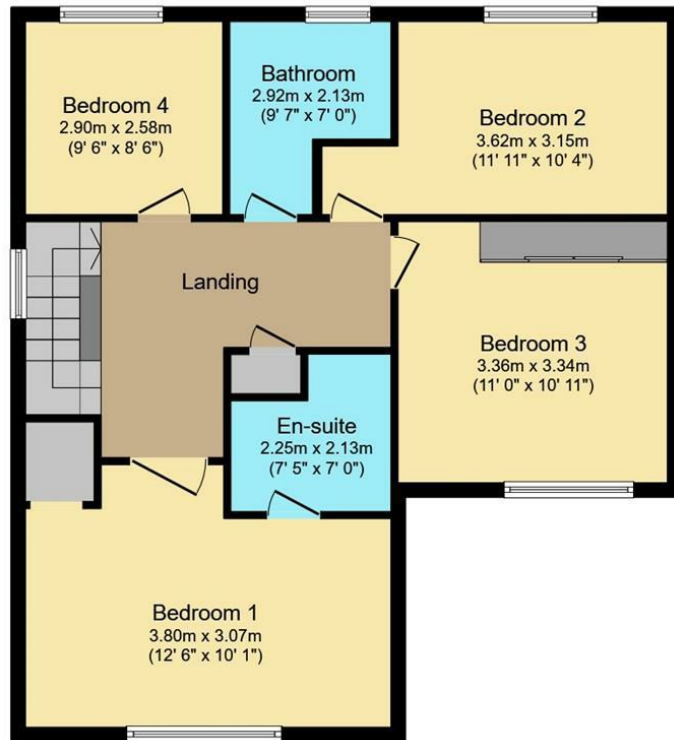
From the Williams Estates Branch in Ruthin, continue to the top of Well Street, take the second exit on the roundabout onto Clwyd Street, continue to the bottom of Clwyd Street, take a right turning onto the Junction, then take your left onto Borthyn, continue until you reach the roundabout and take your second exit onto the Ruthin North Link Road. Continue to the roundabout and take your second exit into Stryd Y Wennol, continue to the bottom of the road and follow it round to the right, continue and you will see signposted Stryd Yr Wylan and the property will be found by our for sale sign.





### Ground Floor

Floor area 66.5 m<sup>2</sup> (716 sq.ft.)



### First Floor

Floor area 83.2 m<sup>2</sup> (896 sq.ft.)

**TOTAL: 149.7 m<sup>2</sup> (1,612 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                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           | <b>92</b> |
| (81-91) <b>B</b>                            |                         | <b>82</b> |           |
| (69-80) <b>C</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 |           |           |

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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.