

## The Coach House Pentre Coch, Ruthin, Denbighshire, LL15 2YF

**£395,000**

 2  1  1  E

**EPC - E49**

**Council Tax Band - E**

**Tenure - Freehold**



# , Ruthin

## 2 Bedrooms - Character Property - Detached

**\*NO CHAIN\*** A characterful stone property for sale in the village of Pentre Coch, a short drive from Ruthin Town Centre. This house briefly comprises a kitchen, dining room and living room. Two double bedrooms and a bathroom to the first floor. Also the added benefits of a log burner, oil fired central heating and off road parking for up to three vehicles. Viewings are highly recommended to appreciate this property. EPC Rating - F-32, Tenure - Freehold, Council Tax Band - E



### Description

Situated in the village of Pentre Coch, just outside the medieval town of Ruthin is a beautiful and characterful house which briefly includes two double bedrooms to the first floor and a kitchen, dining room and living room to the ground floor.

### Accommodation

Access via a traditional cottage styled timber door

### Kitchen

17'10" x 12'4" (5.44 x 3.76 (5.429 x 3.759))  
This room briefly comprises a range of matching wall and base units which include a five ring gas hob with extractor fan above and partial splash back, void for an American style fridge/freezer, laminate worktops, ample wall sockets and a featured archway with an uPVC door leading to the side elevation and a double glazed flanked on both sides.

### Dining Room

14'8" x 15'11" (4.47 x 4.85 (4.466 x 4.862))  
Two bay windows with double glazing to the side elevation and access to the front door, staircase leading to the first floor with storage beneath and a built in storage cupboard and single radiator.

### Living Room

20'3" x 13'9" (6.17 x 4.19 (6.163 x 4.198))  
A spacious living space with a log burner sat on a slate hearth, laminate flooring surrounds, two double radiators and uPVC French doors to the side elevation and a double glazed bay window.

### Bedroom One

16'7" x 11'6" (5.05 x 3.51 (5.059 x 3.499))  
Two double glazed bay windows and two single radiators, exterior door with steps leading down to the front elevation.



## Bedroom Two

9'3" x 15'6" (2.82 x 4.72 (2.820 x 4.722))

This room includes vinyl flooring, a single radiator, built in storage cupboard over the staircase and two bay windows with double glazing.

## Bathroom

8'8" x 9'2" (2.64 x 2.79 (2.632 x 2.797))

Comprises a walk in shower enclosure and a free standing bathtub, vanity wash basin and low level w.c. With tiling from floor to ceiling and a bay window with double glazing and a chrome ladder tower rail.

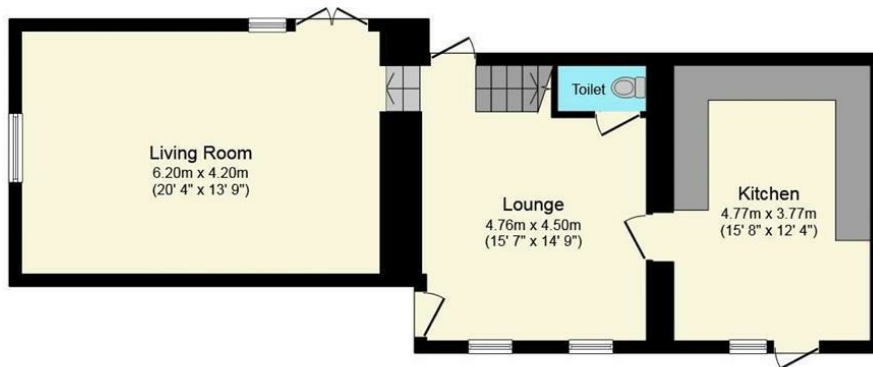
## Garden

With a two teared garden, laid to lawn with wooden decking. Parking for up to three vehicles also available.

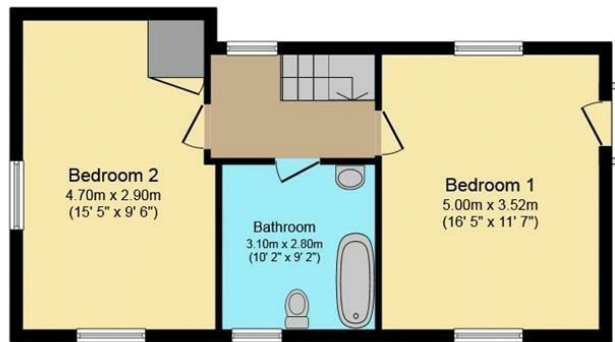
## Directions

From the Ruthin Office, continue on Well Street heading towards Wrexham Road, continue on this road and turn left (you will see a white house on the left hand side). Continue on this road and bare right and continue on this road (B5429) into Pentre Coch, upon reaching the crossroads, turn left and stay on this road for approximately half a mile and the destination will be on the right (with off road parking situated next to the property)





**Ground Floor**



**First Floor**

Total floor area 115.1 m<sup>2</sup> (1,239 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**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.