

**12 Bryn Rhydd, Ruthin, LL15 1RL**

**£300,000**

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**EPC - D68**

**Council Tax Band - E**

**Tenure - Freehold**



# Bryn Rhydd, Ruthin

## 3 Bedrooms - Bungalow - Detached

Offered For Sale with NO ONWARD CHAIN! A detached bungalow situated in an established and sought after residential area of Ruthin. The property comprises entrance hall, a bright and spacious living room, kitchen/diner, utility room, three bedrooms and a bathroom. uPVC double glazing throughout and benefits from gas central heating, single garage, front, side and rear gardens with a drive providing off-road parking. EPC Rating - D68, Tenure - Freehold, Council Tax Band - E



### Accommodation

uPVC front door leading into entrance hall

### Entrance Hall

Laminate flooring throughout. Doors leading to all rooms. Double panel radiator. Two built-in storage cupboards, one containing the gas boiler

### Living Room

17'11" x 10'2" (5.464 x 3.115)

Laminate flooring and a multi-fuel log burner set on a slate hearth. Expansive uPVC double-glazed window to the front providing plenty of natural light

### Kitchen/Diner

15'11" x 9'10" (4.863 x 3.006)

Laminate flooring throughout, complemented by laminate worktops and matching wall and base units. The kitchen features an integrated electric oven, a four-ring gas hob with an extractor hood, and a drainer sink with a mixer tap. The room is tiled from floor to ceiling and equipped with ample wall sockets. Space for a small standing fridge, while the dining area accommodates a tall fridge freezer and a small dining table. Additionally, the dining area includes a double radiator and doors leading to the utility room and Conservatory



### Utility Room

9'0" x 10'6" (2.757 x 3.203)

Exposed brick walls, with provisions for a washing machine and tumble dryer. A timber door opens to the rear garden, with additional access to the garage.

### Conservatory

10'2" x 8'0" (3.099 x 2.451)

Featuring exposed wooden flooring and timber French doors that lead to the rear garden, surrounded by single glazed panels



### Bedroom One

11'11" x 11'11" (3.656 x 3.636)

Carpeted flooring, a double panel radiator, and an expansive uPVC double-glazed window overlooking the rear elevation

### Bedroom Two

11'10" x 10'10" (3.631 x 3.319)

Carpeted flooring, a double radiator, and a uPVC double-glazed window facing the front elevation

### Bedroom Three

8'11" x 8'2" (2.722 x 2.514)

Laminate flooring, a double panel radiator, and a uPVC double-glazed window on the side elevation

### Bathroom

7'0" x 7'10" (2.156 x 2.412)

White three piece suite comprising panelled P bath with shower over, pedestal wash basin and W.C, vinyl flooring, double radiator, mostly tiled walls, uPVC obscure double-glazed window to the side elevation

### Garage

15'5" x 9'0" (4.704 x 2.760)

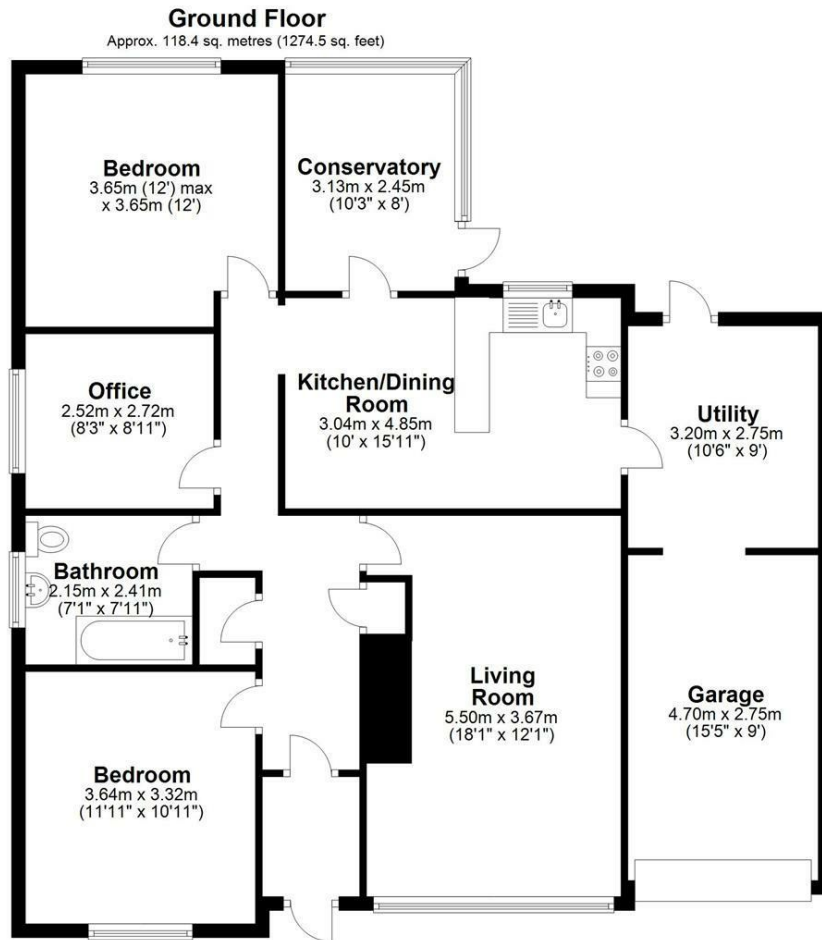
### Outside

A south-facing garden accessible from either side of the property features a pebbled pathway leading to the rear, which is primarily laid to lawn and bordered by mature trees, shrubs, and timber fencing. The front elevation offers off-road parking

### Directions

From our Ruthin Branch, continue to the bottom of Well Street, take a right at the junction, continue for around 280 yards and take the left turning onto Erw Goch, continue and take the fourth turning on your left, continue up the road and the property will be found on your right





Total area: approx. 118.4 sq. metres (1274.5 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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.