



Pen-Y-Bryn Min Yr Afon, Ruthin, LL15 1NR

£275,000



EPC - C74 Council Tax Band - E Tenure - Freehold

Min Yr Afon, Ruthin

2 Bedrooms - Bungalow - Detached

NO ONWARD CHAIN

This deceptively spacious detached bungalow is located in the centre of Ruthin offering ample off street parking and a detached garage. The accommodation comprises reception hall, living room, kitchen/diner, utility, cloakroom, two double bedrooms and bathroom. Externally the property provides gardens to the front and rear with lovely views across the rooftops towards the Football fields and countryside beyond. The property is ideally located in Ruthin town centre, within walking distance of all local amenities. Internal viewing highly recommended.

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Accommodation

uPVC glazed door leading through to

Reception Hall

18'6" x 5'1" (5.643 x 1.563)

With doors off to all rooms, loft access hatch, two recessed storage cupboards one used as an airing cupboard, radiator.

Living Room

17'11" x 12'8" (5.483 x 3.881)

A bright and spacious room with an expansive uPVC double glazed window to the front elevation with far distant views, gas fire, ample wall sockets and a double radiator.

Dining Area

12'4" x 9'4" (3.769 x 2.859)

uPVC sliding door with access to the rear patio, double radiator, opening through to

Kitchen/Diner

10'9" x 10'4" (excluding dining area) 20'6" (inclu (3.281 x 3.165 (excluding dining area) 6.269 (inclu)

Fitted with base and wall units and complimentary worktops, stainless steel drainer sink with mixer tap, tiled splash back, plumbing for dishwasher, integrated electric hob with extractor hood above, integrated oven and grill, ample wall sockets and a uPVC double glazed window to the rear elevation, door leads to

Utility

6'9" x 5'9" (2.068 x 1.762)

Fitted with base and wall units and complimentary worktops, space and provision for washing machine and tumble dryer, stainless steel drainer sink with mixer tap, uPVC double glazed window to the side and uPVC glazed door opens to the side elevation, door leads to

Cloakroom

5'9" x 2'9" (1.768 x 0.848)

Wall mounted wash basin, W.C., radiator and extractor fan.



Bedroom One

15'11" x 11'5" (4.859 x 3.482)

uPVC double glazed window to the front elevation with far reaching views, radiator.

Bedroom Two

11'0" x 9'1" (3.375 x 2.786)

uPVC double glazed window to the rear elevation, double radiator.

Bathroom

12'3" x 7'4" (3.754 x 2.254)

Fitted with a four piece suite comprising shower enclosure, panel bath, W.C., pedestal wash hand basin, uPVC double glazed window to the rear elevation, radiator, fully tiled walls.

Outside

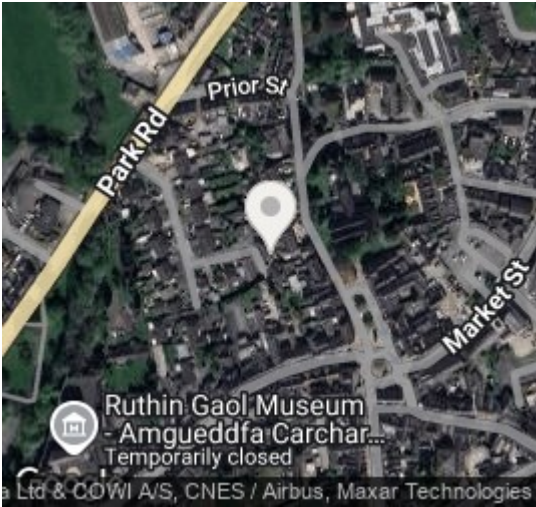
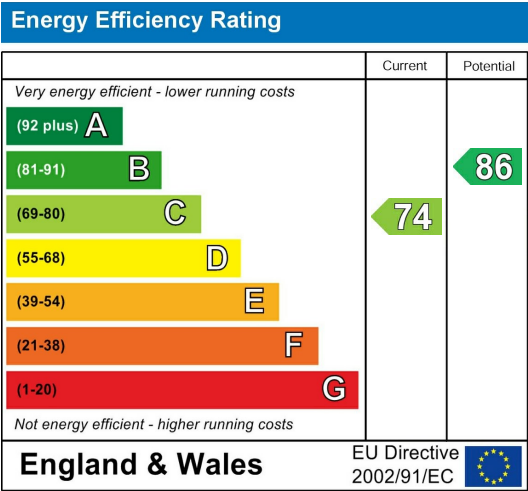
The driveway to the front provides off road parking for two vehicles and leads to the single garage, there is wheel chair access to the front door as well as a range of steps and access to the rear garden via either side of the property. The rear garden features a patio area, steps leading to up to the summer house which is elevated providing distant views, brick/stone walling and timber fencing as the boundary, and mature trees and shrubs

Directions

From the Williams Estates Ruthin branch, continue to the bottom of well street, take a left at the junction and continue to the bottom of the road reaching the roundabout, take the second exit onto Park Road, take your second left sign posted 'Min Yr Afon, and the property will be found at the top of the hill.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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.