



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

**£320,000**



**EPC - 0 Council Tax Band - E Tenure - Freehold**

# Min Yr Afon, Ruthin

## 2 Bedrooms - Bungalow - Detached

Video tour available, please watch prior to requesting a viewing: Available with vacant possession and no onward chain. This detached bungalow is located in the centre of Ruthin offering ample off street parking and a detached garage. The accommodation comprises of a reception hall, living room, kitchen/diner, utility, cloakroom, two double bedrooms and bathroom. Externally the property provides gardens front and rear. The property is ideally located in Ruthin town centre, within walking distance of all local amenities. Internal viewing highly recommended. EPC Rating - TBC, Council Tax band - E, Tenure - Freehold.



### Accommodation

uPVC glazed door leading through to the reception hall.

### 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 with one being an airing cupboard and a double radiator.

### Living Room

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

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.

### Kitchen/Diner

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

Providing complimentary worktops, matching wall and base units, stainless steel drainer sink with mixer tap over, 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.

### Dining Area

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

This room comprises of carpeted flooring, a uPVC sliding door with access to the rear patio, and a double radiator.

### Bedroom One

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

Double bedroom with a uPVC double glazed window to the front elevation and a double radiator.

### Bedroom Two

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

Double bedroom with a uPVC double glazed window to the rear elevation and a double radiator.



## Bathroom

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

Double bedroom with a uPVC double glazed window to the rear elevation and a double radiator.

## Utility

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

Comprising of vinyl flooring, complimentary worktops with matching wall and base units, provisions for washing machine and tumble dryer, stainless steel drainer sink with mixer tap over, uPVC double glazed window to the side, a uPVC glazed door leading to the side elevation and a door leading to cloakroom.



## Cloakroom

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

Comprising of a low flush W.C., wall hung wash basin, double radiator and an extractor fan.

## Outside

Off road parking for two vehicles. detached single garage, 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 comprises of a patio area, a brick/stone wall and timber fencing as the boundary, steps leading to up to the summer house which is situated higher up, providing distant views 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.



### 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>		
(55-68) <b>D</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.