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Bod Idris Clawddnewydd, LL15 2NB

£320,000

 4  1  2  F

EPC - F23

Council Tax Band - F Tenure - Freehold

SUMMARY

A beautifully presented four bedroom detached home in the peaceful village of Clawddnewydd. The property benefits from a modern kitchen/diner, two reception rooms, laundry room and downstairs WC. To the first floor there are four double bedrooms and family bathroom. Outside comprises of parking area with steps leading up to the patio and private lawned area. This modern and spacious property is an ideal family home set in a semi rural village including a pub and shop with country side views and a short 10 minute drive from the market town of Ruthin where all amenities can be found. We highly recommend viewing this property to fully appreciate what it has to offer. EPC Rating - F23, Council Tax Band - F , Tenure - Freehold.



Accommodation

Comprising of a composite glazed front door leading into:

Kitchen/Diner

23'3" x (13'2" width of kitchen) (8'7" width of di (7.109 x (4.016 width of kitchen) (2.639 width of d)

Comprising of complimentary worktops with matching wall and base units, Island with breakfast bar, stainless steel drainer sink with mixer tap over, tiled splash back, integrated electric hob with extractor fan over and fitted oven, void for a tall standing fridge and freezer, integrated dishwasher, recessed down lights, two uPVC double glazed windows to the front elevation, recessed fireplace with multi fuel log burning stove, situated on a tiled hearth with stone surround, feature brick surrounding staircase that leads to the first floor, room for dining table, two radiators and openings into utility and two reception rooms.

Utility

7'7" x 6'6" (2.324 x 1.997)

Working surface with matching wall and base units, provisions for washing machine and tumble dryer, tiled flooring continues through from the kitchen, wall mounted radiator, tiled splash back, uPVC double glazed window and composite glazed door leading into conservatory and a recessed storage cupboard.

Conservatory

11'1" x 7'9" (3.381 x 2.384)

Comprising of exposed slabbed flooring and uPVC sliding doors into the rear garden.

Living Room

16'1" x 13'5" (4.914 x 4.112)

Carpeted flooring, recessed fireplace with log burner sat on slate hearth, bright and airy with recessed down lights, uPVC double glazed french doors leading to the rear garden, two double radiators and ample wall sockets.

Play Room

12'5" x 9'5" (3.785 x 2.889)

Bright room with two uPVC double glazed windows to the front and rear elevation and a double radiator.

Cloakroom

4'7" x 2'9" (1.402 x 0.840)

Tiled flooring continues from utility room, comprising of a low flush W.C. and a wall hung wash basin.

Landing

Comprising of carpeted flooring, doors off to all rooms, roof window and a double radiator.





Bedroom One

13'1" x 10'7" (4.004 x 3.240)

Bright and spacious double bedroom with two roof windows, a uPVC double glazed window to the front elevation and a double radiator.

Bedroom Two

12'9" 10'9" (3.897 3.299)

Double bedroom, comprising of a pitched roof, uPVC double glazed window to the front elevation and a double radiator.

Bedroom Three

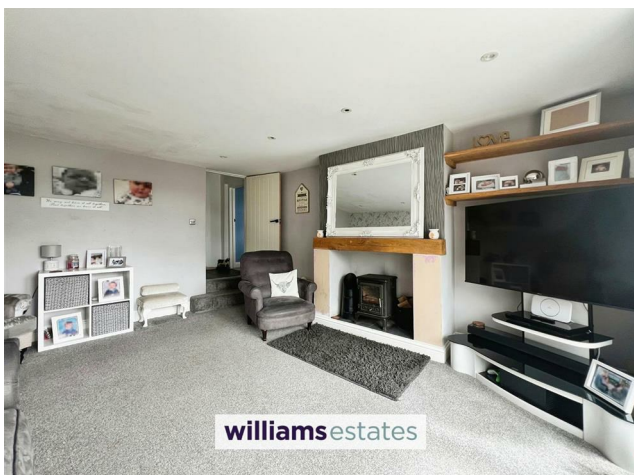
13'7" x 8'11" (4.150 x 2.736)

Double bedroom having an expansive uPVC double glazed window to the rear elevation overlooking the open countryside views, loft access hatch and a double radiator.

Bedroom Four

13'7" x 6'9" (4.148 x 2.081)

Providing a uPVC double glazed window to the front elevation, recessed storage cupboard and a double radiator.



Family Bathroom

7'7" x 7'2" (2.323 x 2.207)

Tiled flooring, low level W.C, panelled bath with shower over having a glass panel, wash basin within vanity unit, uPVC obscure window to the side elevation and recessed storage cupboard.

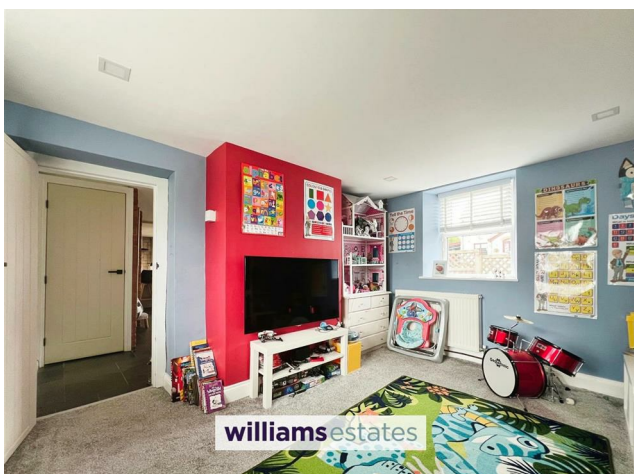


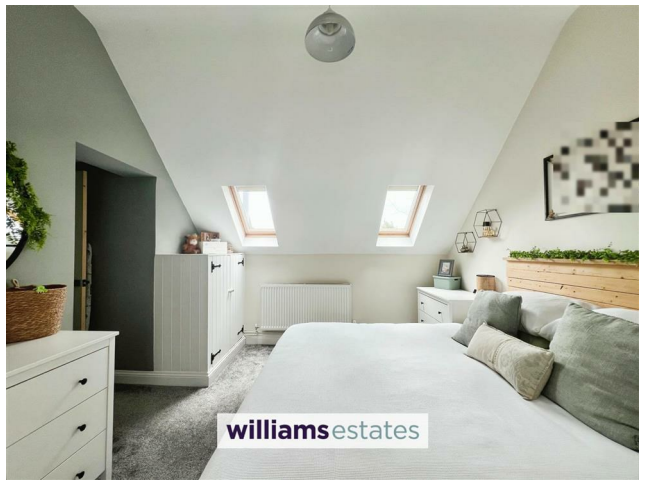
Outside

To the rear of the property there is a patio area enclosed by wood paneled fencing and brick pillars, before stepping up onto another paved area adjoining the garden which has been well maintained. At the rear of the garden is a covered decking area. Going down the steps to the rear driveway there is ample parking for 3/4 cars.

Directions

From our Ruthin office continue up Well Street and down Clwyd Street. At the junction turn left and proceed up Mwrog Street. At the mini roundabout go straight on and proceed for approximately 5 miles. Upon reaching the village of Clawddnewydd take the first left immediately after the pub, the property is the second house on the right hand side where you will see the parking at the rear.







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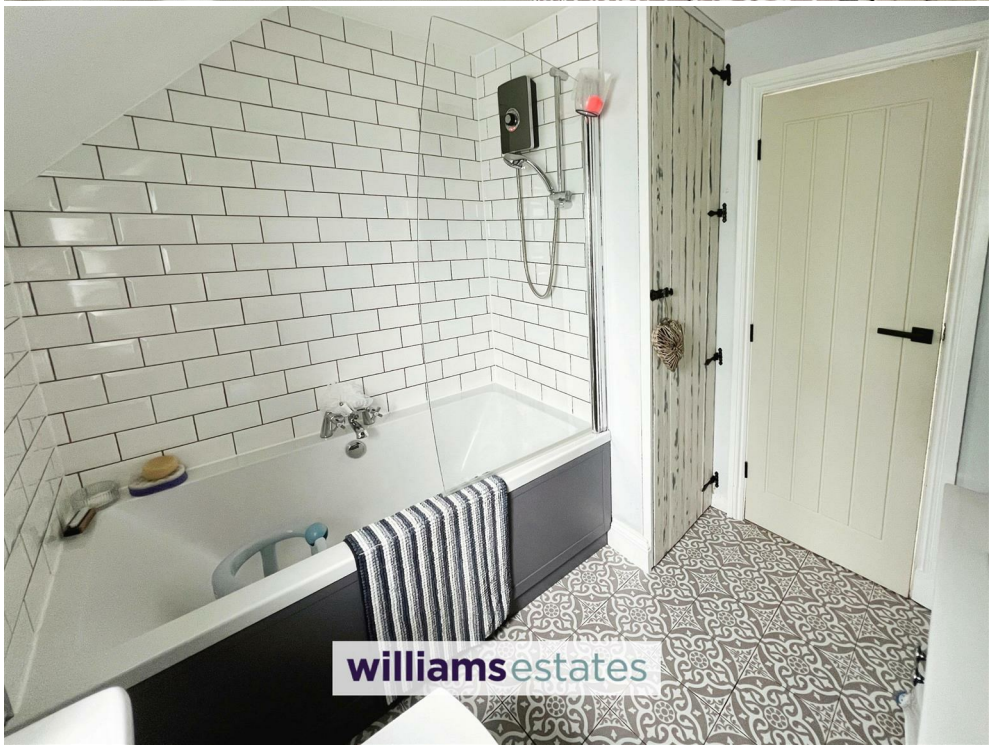
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.