



## 2 Maes Hafal, Gellifor, Ruthin, Denbighshire, LL15 1SE

**£195,000**

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**EPC - E45**

**Council Tax Band - C**

**Tenure - Freehold**

# Maes Hafal, Ruthin

## 3 Bedrooms - House

Offered for sale with no onward chain is this semi-detached property comprising of entrance porch, living room, kitchen and shower room to the ground floor whilst the first floor comprises of three bedrooms. Externally the property offers ample off road parking and a generously sized garden. The property is located in Gellifor, just a short drive from Ruthin town centre which provides a wide range of shopping facilities, leisure facilities, primary and secondary schools. EPC Rating E45, Council Tax Band - C, Tenure - Freehold.



### Accommodation

uPVC front door leading into

### Entrance Porch

With staircase to the first floor and door leading into living room.

### Living Room

14'7" x 11'9" (4.455 x 3.584)

The room features a uPVC double-glazed window at the front, a gas fire set on a tiled hearth, multiple wall sockets, a double radiator, a TV point, and a door that leads into the kitchen.

### Kitchen

14'7" x 8'0" (4.446 x 2.445)

Featuring coordinated worktops with matching wall and base units, a drainer sink with a mixer tap, provisions for a washing machine, plumbing for a dishwasher, tiled splashback, an electric oven with an integrated hob, space for a tall fridge freezer, room for a small dining table, a uPVC double-glazed window at the rear, a single radiator, and an opening to the rear hall.



### Rear Hall

Offering access to the side elevation through a uPVC glazed door, under-stair storage with a wall socket, and entry to the downstairs shower room.

### Shower Room

6'6" x 5'10" (2.004 x 1.796)

Featuring a low flush W.C., a walk-in corner shower enclosure with a glazed door, a pedestal wash basin, partial floor-to-ceiling tiling, a single radiator, and an obscure uPVC double-glazed window on the side elevation.



### Bedroom One

13'6" x 9'10" (4.136 x 3.018)

Spacious double bedroom featuring recessed storage cupboards with double doors, a double radiator, and an additional recessed storage area above the staircase and double glazed window to the front elevation.

## Bedroom Two

10'9" x 8'11" (3.292 x 2.732)

Double bedroom with recessed storage cupboards, single radiator and a double glazed window to the rear elevation.

## Bedroom Three

8'7" x 7'3" (2.634 x 2.231)

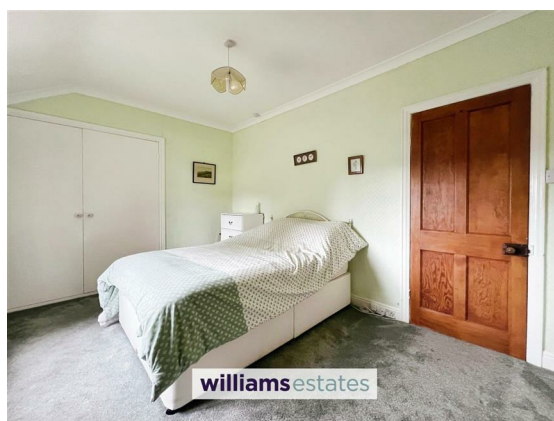
The current owners have added a low flush W.C., and pedestal wash basin to this space for convenience, single radiator, and a double-glazed window on the side elevation.

## Outside

The exterior features a front lawn with a concrete pathway leading to the entrance and side access to the rear, bordered by mature shrubs and timber fencing. The large rear garden has a shed and a LPG store. There are lovely views from the side aspect.

## Directions

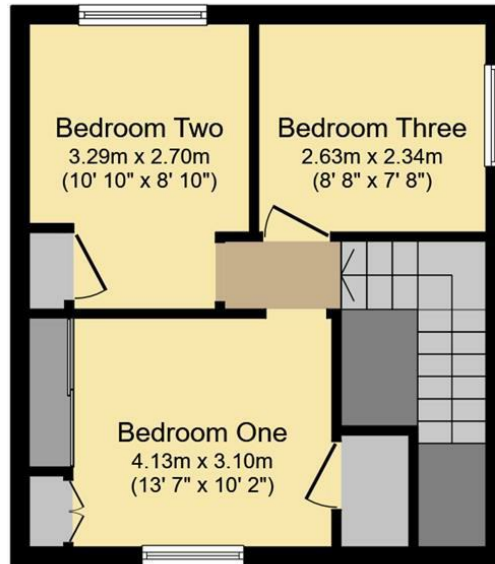
From our Ruthin office proceed down Well Street, at the junction keep right onto Rhos Street, turn left sign posted Mold just before the traffic lights and keep right onto A494 for approximately 1.5 miles. Turn left sign posted Llandyrnog and continue along this road for approximately 2.5 miles, turn right sign posted Llangynhafal, continue for approximately 0.5 miles and turn left after the row of bungalows, continue for 200 meters and the property will be found on the right hand side by way of our For Sale Board.





### Ground Floor

Floor area 37.0 sq.m. (398 sq.ft.)



### First Floor

Floor area 32.7 sq.m. (352 sq.ft.)

TOTAL: 69.6 sq.m. (750 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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.