



## Glan Gors, Pwllglas, Ruthin, Denbighshire, LL15 2PG

**£165,000**

2 1 1 B

**EPC - B85 Council Tax Band - C Tenure - Freehold**

# , Pwllglas, Ruthin

## 2 Bedrooms - House - Semi-Detached

A beautifully presented modern semi-detached property in the village of Pwllglas, a mere three miles from Ruthin and having the benefit of a community run village shop and pub/restaurant. The property comprises entrance porch, entrance hallway, living room with log burner, kitchen, rear porch, two double bedrooms and bathroom. Added benefits include a detached garage, driveway with ample off road parking and enclosed rear garden. uPVC double glazing, recently fitted solar panels and air source heat pump providing the central heating. This property needs to be viewed to be fully appreciated.  
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### Accommodation

uPVC double glazed front door leading into

### Entrance Porch

With two windows to the side elevation and door leading into

### Reception Hall

8'8" x 7'0" (2.646 x 2.142)

Staircase rising off to the first floor, under stair storage cupboard, double radiator and door into

### Living Room

14'7" x 10'4" (4.447 x 3.166)

A bright and spacious living room with a log burning stove on a slate hearth, uPVC double glazed window to the front elevation and a window looking through to the utility, door leading into

### Kitchen

16'5" x 6'0" (5.027 x 1.849)

A modern kitchen with fitted base and drawer units with wood effect work surfaces over, electric stand alone oven with four ring electric hob and extractor fan over, ceramic sink with drainer and mixer tap, provisions for washing machine, void for a tall standing fridge freezer, double radiator, three uPVC double glazed windows to the rear and side elevations, door leading into

### Utility

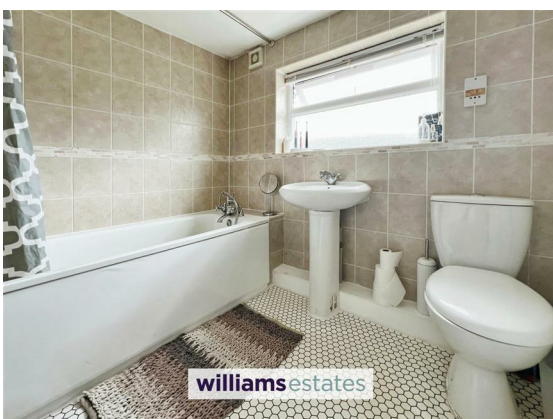
6'7" x 3'11" (2.008 x 1.211)

Fitted with a base unit and worktop over, space for tumble dryer, window to the rear elevation and window looking through to the living room, a timber door provides access to the rear garden

### Bedroom One

10'4" x 10'1" (3.175 x 3.075)

A bright and spacious double bedroom with a uPVC double glazed window to the front elevation, built in storage and double radiator



## Bedroom Two

12'1" x 7'0" (3.705 x 2.141)

A bright and airy room with two uPVC double glazed windows to the front elevation, double radiator

## Bathroom

7'6" x 6'1" (2.308 x 1.861)

Fitted with a modern white three piece suite comprising bath with shower over, pedestal wash hand basin and W.C., extractor fan and a uPVC double glazed obscure window to the rear elevation

## Garage

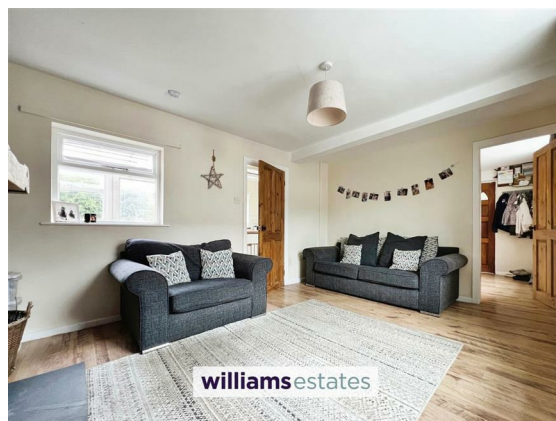
16'10" x 9'4" (5.136 x 2.852)

Large garage with two windows to the side, providing electric and double doors to the front


## Outside

An iron gate leads to the front of the property which in turn, via a concrete path and timber gate, to the rear garden and driveway providing off road parking for multiple vehicles and large garage.

The rear enclosed garden is bounded by mature hedges and timber fencing providing privacy, there is a lawned area with patio seating area adjacent



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>85</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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