

4 Ffordd Rhufon, Ruthin, LL15 1JB

£390,000

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EPC - D58

Council Tax Band - E

Tenure - Freehold

Ffordd Rhufon, Ruthin

3 Bedrooms - Bungalow - Detached

Offered For Sale with NO ONWARD CHAIN is a beautifully presented detached and extended bungalow on the popular residential estate of Brynhyfryd Parc, within walking distance of all shops and amenities the Historic Market Town of Ruthin has to offer. The accommodation comprises entrance hall, large living/dining room, spacious kitchen with conservatory off, three bedrooms, master with en-suite and shower room. Added benefits to this property are driveway parking for multiple vehicles, garage with electric up and over door, a well kept front garden and a beautiful south facing rear garden offering beautiful views of the surrounding area and countryside beyond. Viewing is a must!
EPC Rating - D58, Council Tax Band - E, Tenure - Freehold



Accommodation

uPVC double glazed front door with obscure glazed panel and obscure panels either side, leads into

Hallway

An L shaped hallway leading off to all rooms, built in cupboard with double doors housing the hot water tank and fitted with slatted shelves, radiator, glass panelled door leads to

Kitchen

12'5" x 11'0" (3.800 x 3.356)

Fitted with a range of modern base and wall units with complimentary work surfaces and matching up-stands and splash-backs, integrated single oven and microwave, four ring ceramic hob with glass splash-back, integrated fridge freezer, dishwasher and washing machine, tall pull out larder cupboard, pull out recycling drawer, stainless steel single bowl with drainer and swan neck tap, radiator, opening with hall wall leads to the conservatory

Living/Dining Room

25'4" x 12'3" (7.728 x 3.739)

Accessed via the hallway and kitchen, this is a bright and airy room with dual aspect uPVC double glazed windows to the front and rear elevations, marble hearth and surround with gas fire, two radiators

Conservatory

7'0" x 10'7" (2.136 x 3.251)

A sunny room with uPVC double glazed windows to the sides and rear offering beautiful views across to Ruthin Castle, Llanfwrog Church and the countryside beyond, vertical radiator, uPVC double glazed door opens out onto the rear garden

Master Bedroom One

13'0" max x 14'6" max (3.968 max x 4.436 max)

Fitted wardrobes and dresser, radiator, uPVC double glazed window to the rear elevation overlooking the garden and views, loft access hatch with drop down ladder, door in to



En-suite

5'8" x 4'10" (1.728 x 1.478)

Fitted with a glass panelled shower enclosure and electric shower, pedestal wash basin, W.C., all walls are tiled to full height, heated towel radiator, uPVC double glazed window to the side elevation

Bedroom Two

11'1" x 8'10" (3.399 x 2.701)

Radiator, uPVC double glazed window to the front overlooking the garden

Bedroom Three

9'7" x 13'8" max (2.943 x 4.187 max)

Radiator, uPVC double glazed window to the front overlooking the garden

Shower Room

6'1" x 5'8" (1.863 x 1.749)

Large shower enclosure with electric shower and shower wall panels, wash basin and W.C. in vanity unit with storage below, heated towel radiator, tiled to full height to the rest of the room, obscure uPVC double glazed window to the side elevation

Outside

A tarmac drive providing parking for multiple vehicles gives access to the front of the property, the garage and via a gate to the rear gardens. The front garden is lawned with planted borders housing mature and established shrubbery. The south facing rear garden is on three levels with a slabbed seating area to the top level also providing access via a chipping path and timber gate at the side of the property and back round to the front garden. Steps lead from either side of the top level to the lower areas of the garden with planted rockeries, borders and a lawned area. A useful storage shed can also be found on the lower level

Garage

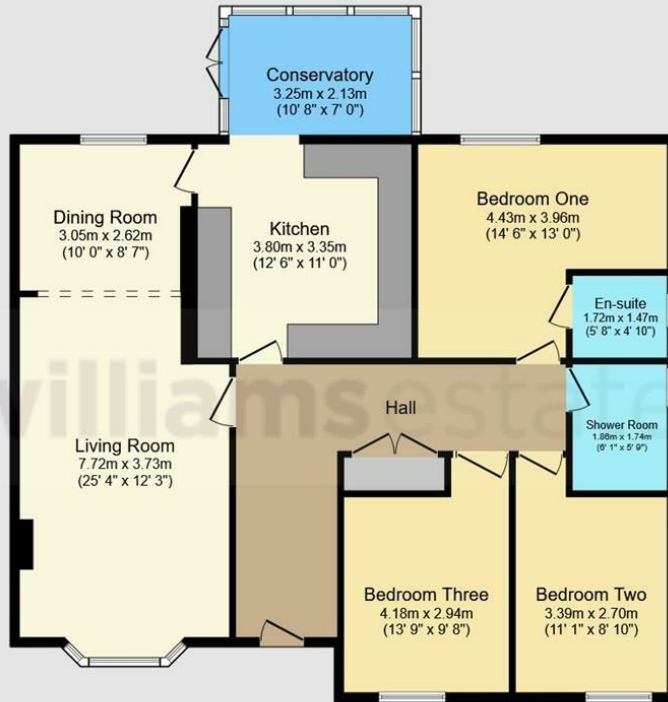
18'0" x 9'3" (5.493 x 2.820)

Electrically operated up and over door, power and light

Directions

From our Ruthin office continue down Well Street and at the junction continue straight turning left onto Rhos Street. Bear right to stay on Rhos Street and continue for approximately 200m and turn right onto Stryd y Brython/ Parc Brynhyfyd. Continue up the hill and take the first turning on your right and the property will be found on the right hand side





Floor Plan

Floor area 114.3 m² (1,230 sq.ft.)

TOTAL: 114.3 m² (1,230 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) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01824 704050

Ruthin@williamsestates.com

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.

