



Tan Graig Min Yr Afon, Ruthin, LL15 1NR

£280,000

 2  2  2  D

EPC - D68 Council Tax Band - E Tenure - Freehold

Min Yr Afon, Ruthin

2 Bedrooms - Bungalow

Tucked away in the corner of Min yr Afon is a beautifully presented detached bungalow with NO ONWARD CHAIN. The bungalow's accommodation offers a large open entrance hall leading to a bright and spacious living room, spacious kitchen with dining room off and garden views, two double bedrooms, master with ensuite and a family bathroom. The bungalow was originally a three bedroom property with the smaller bedroom converted to the dining room which could easily be reverted back to a bedroom. Private gardens and a large driveway providing parking for multiple vehicles and a garage complete the property.

VIEWING IS HIGHLY RECOMMENDED.

EPC Rating - 68D TBC, Council Tax Band - E, Tenure - Freehold



Accommodation

uPVC obscure double glazed door opens into

Entrance Hall

Built in cupboard with slatted shelving and radiator, radiator, loft access hatch, doors lead off to all rooms

Living Room

19'10" x 13'6" (6.060 x 4.121)

A bright and airy room with uPVC double glazed windows to the front and side elevations, an electric fire on a tiled hearth with wooden surround, radiator

Kitchen

13'10" x 10'2" (4.231 x 3.104)

Fitted with a range of base and wall units with complimentary worktops over extended to provide a breakfast bar/seating area, tiled splash backs, four ring gas hob with extractor over, provision and space for a freestanding oven and washing machine, integrated fridge freezer, one and half bowl stainless steel sink with drainer, tiled floor, wall mounted boiler, uPVC double glazed window to the rear elevation overlooking the garden, uPVC double glazed window and rear door with obscure glazing to the side elevation, an archway leads to



Dining Room

7'8" x 7'9" (2.359 x 2.383)

Built in storage cupboard, radiator, uPVC double glazed window to the rear elevation overlooking the garden, door leads back to the entrance hall

Bathroom

5'2" x 8'1" min (1.588 x 2.473 min)

Fitted with a three piece suite comprising bath with mixer tap and shower attachment, pedestal wash basin, W.C., wood panelling to half height, tiled floor, radiator, built in cupboard with hanging rail, uPVC double glazed obscure window to the side elevation



Bedroom One

10'6" x 10'10" min (3.215 x 3.323 min)

Radiator, uPVC double glazed window to the front elevation, door opens into

Ensuite

4'7" x 7'4" (1.399 x 2.243)

Corner shower enclosure with mixer shower, wash basin and W.C. in vanity unit with storage, tiled floor, tiling to shower area and splash back, radiator, uPVC double glazed obscure window to the side elevation

Bedroom Two

10'8" x 10'6" max (3.275 x 3.221 max)

Built in wardrobe with hanging space, radiator, uPVC double glazed window to the rear elevation overlooking the garden

Garage

10'4" x 18'3" (3.155 x 5.565)

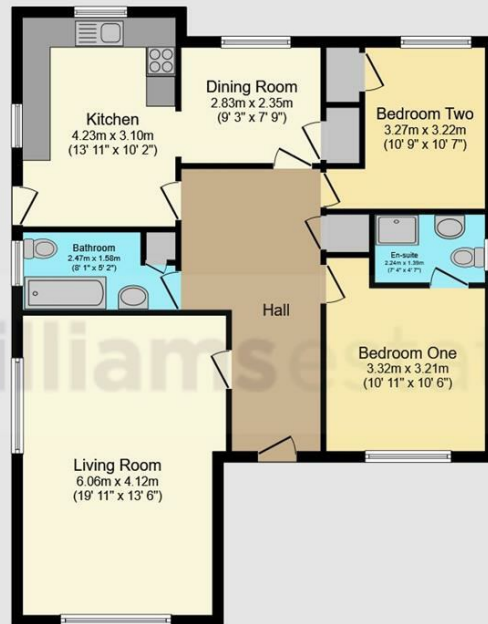
Up and over door, power and light, uPVC double glazed window the side elevation

Outside

To the front of the property is a large tarmacadam drive providing ample parking for multiple vehicles and leads to the garage, front garden and provides access to the front door and both side elevations of the property via concrete paths.

The front and rear gardens have been designed for low maintenance with varying levels of built up rockeries and features housing well established trees, hedgerows and plants. There are seating areas with chippings to enjoy the rooftop views and hills beyond and a handy storage shed





Floor Plan

Floor area 90.9 m² (978 sq.ft.)

TOTAL: 90.9 m² (978 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

williams
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(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.

williamsestates