



27 Stryd Y Brython, Ruthin, LL15 1JA

£289,950

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EPC - C71 Council Tax Band - F Tenure - Freehold

Stryd Y Brython, Ruthin

3 Bedrooms - Bungalow - Detached

***NO ONWARD CHAIN *** Deceptive detached bungalow located on the popular residential estate of Brynhyfryd Park, with a lovely outlook over the green. The property boasts a large living room opening into the dining room and leading to a conservatory and a modern fitted kitchen. Also having three double bedrooms, master with ensuite and a family bathroom. To the rear is a private enclosed garden with detached garage and off street parking. Added benefits include uPVC double glazing and gas central heating. EPC Rating - C71, Council Tax Band - F, Tenure - Freehold



The accommodation provides:

uPVC double glazed door with glazed windows and side glazed panel leads to:

Entrance Hall

Large built in cupboard with shelving, hanging space and radiator, doors lead off to all rooms

Living Room

14'9" x 11'4" (4.51 x 3.46)

uPVC double glazed bay window to the front elevation, with outlook over the green, marble hearth and surround with gas fire, radiator, archway to:

Dining Room

10'11" x 9'4" (3.33 x 2.87)

Radiator, door leads to kitchen and uPVC double glazed doors open into:

Conservatory

11'2" x 9'7" (3.42 x 2.94)

uPVC double glazed windows and doors and corrugated roof, radiator, doors open out onto the rear garden

Kitchen

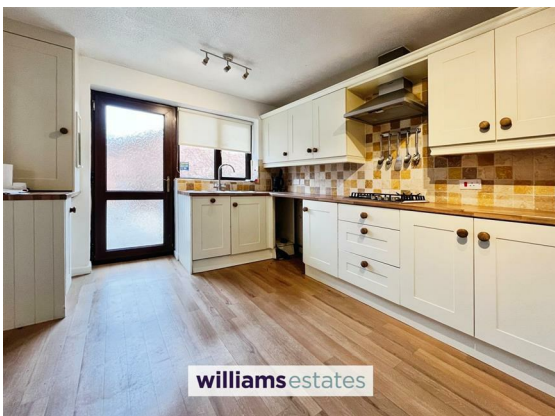
13'0" x 10'5" (3.97 x 3.19)

Fitted with a range of base and wall mounted cupboards and drawers, complimentary wood effect laminate worktops, wooden laminate flooring, wall unit housing the gas boiler serving the central heating and domestic hot water, built in double oven, four ring gas hob with extractor over, void and plumbing for washing machine, tiled splash back, circular sink unit with drainer and mixer tap, radiator, uPVC double glazed window to the rear and timber glazed door opening out onto the rear garden

Bedroom One

14'6" max x 7'10" (4.44 max x 2.40)

A range of fitted wardrobes, drawers and overhead storage, dressing table, radiator, uPVC double glazed window to the rear elevation overlooking the garden, door into:



Ensuite

5'10" x 4'8" (1.80 x 1.43)

Corner shower enclosure, pedestal wash hand basin, W.C., chrome towel rail, uPVC obscure double glazed window to the side elevation

Bedroom Two

13'9" x 9'4" (4.20 x 2.87)

uPVC double glazed window to the front elevation, radiator.

Bedroom Three

13'9" x 9'8" (4.21 x 2.97)

uPVC double glazed window to the front elevation, radiator.

Bathroom

5'6" x 6'1" (1.70 x 1.87)

Three piece suite comprising panel bath having with mixer shower and screen, pedestal wash hand basin, W.C., part tiled walls, uPVC obscure double glazed window to the side elevation, radiator.

Garage

19'9" x 10'0" (6.02 x 3.06)

A detached garage giving access via a remote controlled up and over door and a timber door from the rear garden, power and light. To the front of the garage is a small drive providing off road parking for one vehicle.

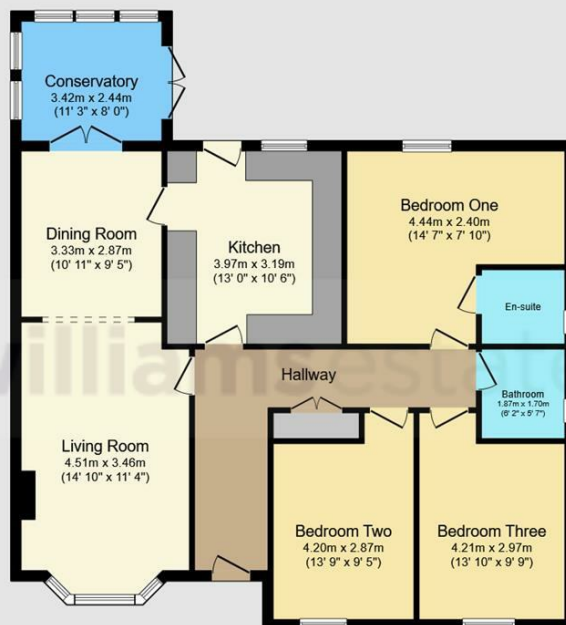
Outside

A concrete path leads to the front elevation with lawned gardens to the front and side and continues to the side providing access to the rear garden via a timber gate. A pedestrian iron gate at the rear also gives access to the rear where the garden has been paved for ease of maintenance and is bounded by a brick wall and timber fencing with chipped areas for potted plants.

Directions

From the Ruthin office proceed down Well Street and at the junction continue straight ahead onto Rhos Street baring right to stay on Rhos Street. Continue a short distance and turn right on to Stryd y Brythyn/Parc Brynhyfryd and the property can be found at the top of the brow on the left hand side by way of our For Sale board





Floor Plan

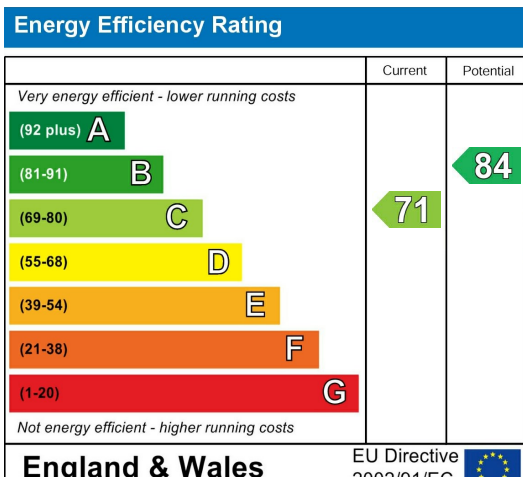
Floor area 108.9 m² (1,173 sq.ft.)

TOTAL: 108.9 m² (1,173 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

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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.

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