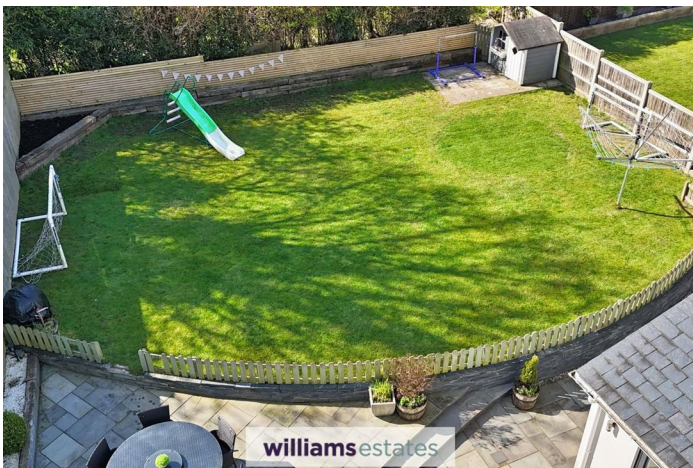




Bryn Llegfa Galltegfa, Ruthin, Denbighshire, LL15 2AR

£725,000

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EPC - C70

Council Tax Band - G

Tenure - Freehold

Galltegfa, Ruthin

4 Bedrooms - House - Detached

Built in 2012 this stunning family home provides substantial accommodation and is offered For Sale with NO ONWARD CHAIN!

Built to a high specification having the benefit of double glazing and a ground source heat pump central heating system also providing underfloor heating to the ground floor and located on the outskirts of the historic market town of Ruthin the accommodation provides a spacious reception hall, living room, open plan kitchen having a dining and living area, utility room and cloakroom. There is a glass and oak staircase leading from the reception hall to the landing area which is bright and spacious giving access to the master bedroom having a feature vaulted ceiling and en suite facilities to include a walk in dressing area, three further bedrooms and a family bathroom.

The property has extensive off road parking the gardens being principally laid to lawn and a large stone patio area.
There is a single garage, open aspect across adjoining countryside.

Early Internal Inspection Recommended.

EPC Rating - C70, Tenure - Freehold, Council Tax Band - G



Accommodation

Front door with glazed side panels opens into

Entrance Hallway

A large welcoming hallway with oak flooring and underfloor heating, stairs rising off to the first floor with oak handrails, posts and glass panels, under stairs built in cupboard providing storage, doors lead to the living room and cloakroom.

Living Room

19'5" x 12'11" (5.92 x 3.94)

An extensive picture window to the front elevation with countryside views towards Moel Famau and the Clwydian Range, window to the side elevation, large wood burning stove on a slate hearth, carpeted with underfloor heating, oak steps lead to double door which open into:

Kitchen and Dining areas

25'1" x 11'8" from kitchen to dining (7.66 x 3.57 from kitchen to dining)

An open plan L shaped room with kitchen, dining area and a second living area. The kitchen is fitted with a range of modern base and wall units with solid oak work tops over extending to a breakfast bar with room for seating, pull out larder cupboard, built in wine cooler, integrated fridge and dishwasher, built in double oven, four ring induction hob with extractor over. Quartz one and a half bowl sink with drainer and spray mixer tap, underfloor heating with tiled floor to kitchen/dining areas, double glazed window to the rear overlooking the garden, door leads to utility and large opening through to:

Living Area

25'7" x 12'11" from dining to rear (7.82 x 3.95 from dining to rear)

Oak floor with underfloor heating, two Velux windows with integrated blinds, aluminium bi-folding doors open onto the rear patio area, double glazed windows to the rear and side elevations.

Utility

10'3" x 8'7" (3.141 x 2.637)

Base and wall units with work surface, void and plumbing for washing machine and under counter fridge, space for fridge freezer, stainless steel sink with drainer, tiled splash backs, double glazed window and door to the rear elevation, continuation of tiled flooring with underfloor heating, door opens to pantry with shelving and door leads to the garage via tiled steps.



Cloakroom

6'3" x 4'0" (1.92 x 1.23)

Continuation of oak flooring from entrance hall, pedestal wash basin, tiled splash back, W.C, obscure glazed window to the front elevation.

Landing

A large open plan landing with glass panelled balustrade, built in cupboard with slatted shelving, double glazed window to the front elevation taking full advantage of the views, radiator, doors lead off to all upstairs accommodation.

Master Bedroom

15'3" x 12'11" (4.67 x 3.94)

An extensive picture window to the front elevation frames countryside views towards Moel Famau and the Clwydian Range, vaulted ceiling, window to the side elevation, a step up leads to a walk in wardrobe with sensor lights and oak flooring, hanging space, drawers, shelving and radiator, door from the bedroom opens into

Ensuite

9'9" x 3'11" (2.98 x 1.212)

A large shower enclosure with sliding screen and mixer shower, basin in vanity unit with cupboard beneath, W.C., tiled floor, heated towel radiator

Bedroom Two

14'7" x 10'4" (4.47 x 3.15)

Two double built in wardrobes with hanging rails and shelving, radiator, double glazed window to the front elevation again taking advantage of the views.

Bedroom Three

11'10" x 10'3" (3.62 x 3.14)

Radiator, double glazed window to the rear elevation overlooking the garden.

Bedroom Four

11'8" x 8'0" (3.58 x 2.44)

Radiator, double glazed window to the rear elevation overlooking the garden.

Bathroom

11'8" x 7'8" (3.56 x 2.36)

Shower enclosure with sliding screen and mixer shower, tiling to shower area, double ended bath with mixer tap and shower attachment, tiling to bath area. basin in a wall mounted vanity unit with drawer beneath, W.C., heated towel radiator, obscure double glazed window to the rear elevation.

Outside

A tarmac driveway providing off road parking for several vehicles leads to the front of the property and the single garage, to the side is a path which leads to the rear enclosed garden which has a raised slate slabbed seating area with a lawned area, the garden is bounded by timber fencing.

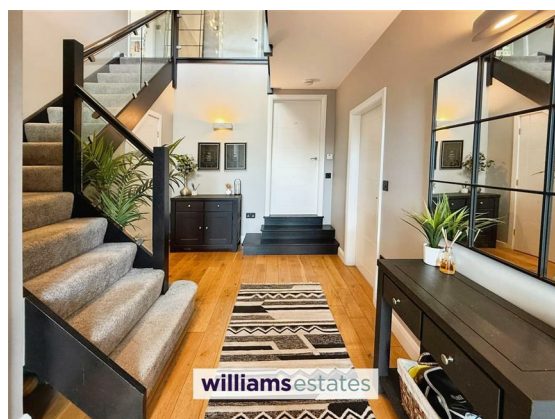
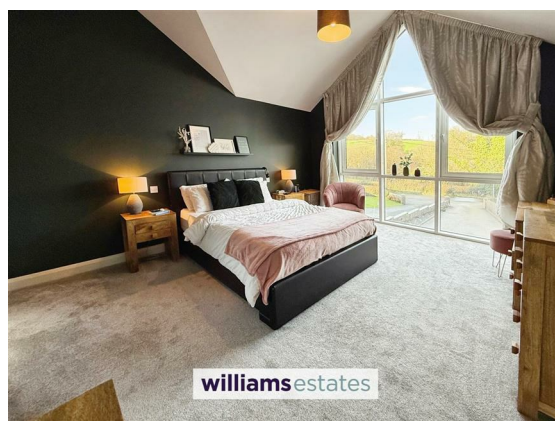
Garage

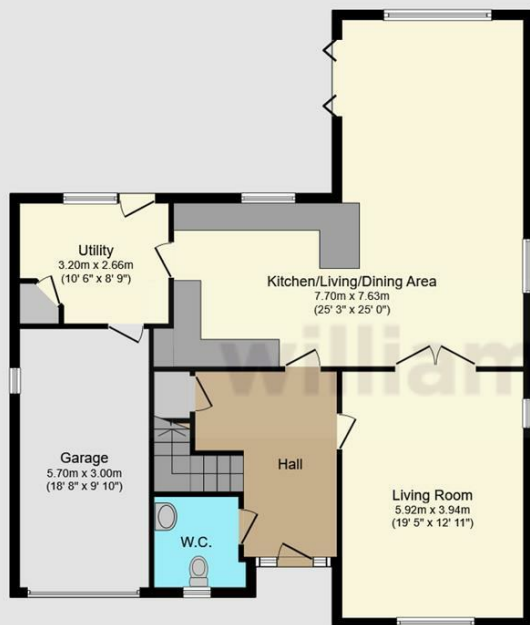
18'6" x 9'10" (5.658 x 3.00)

Electrically operated up and over door, power, light, ground source heating system, double glazed window to the side.

Directions

From our Ruthin office proceed down Clwyd Street and at the junction keep left onto Mwrog Street. Take the second exit at the mini roundabout heading for Llanfwrog. Take the second right after the Church and continue a short distance and the property can be found on the left hand side by way of our For Sale board.





Ground Floor

Floor area 111.2 m² (1,197 sq.ft.)



First Floor

Floor area 93.6 m² (1,008 sq.ft.)

TOTAL: 204.8 m² (2,205 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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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		87
(69-80) C	70	
(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



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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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