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Hafod Meirion Wern Fechan, Ruthin, LL15 1EU

£225,000

Wern Fechan, Ruthin 2 Bedrooms - Bungalow

Located in a prime situation for Ruthin town centre this individually styled detached bungalow is conveniently placed for all amenities to include shopping, doctors surgery, education etc.

The accommodation has double glazing, gas central heating and briefly comprises entrance porch, reception hall, living room, snug, kitchen, two bedrooms and wet room.

There is extensive parking and a single garage and gardens to the front and rear.

The property is being sold with the benefit of having NO CHAIN.

EPC Rating - 63D Tenure - Freehold, Council Tax Band - D



Brick faced feature arched entrance

Entrance Porch

6'1" x 1'11" (1.86 x 0.60)

Glazed double doors, tiled floor, feature leaded part glazed timber door opens into the:

Reception Hall

12'6" x 6'0" (3.82 x 1.84) Radiator, doors leading off to

Livina Room

11'2" in bay window x 10'11" (3.42 in bay window x 3.35)

Wooden fire surround with electric fire, built in cupboards, radiator, double glazed window to the front elevation.



10'11" x 10'11" (3.33 x 3.33)

Electric fire set within a tiled surround and hearth, radiator, double glazed window to the side elevation, built in cupboards to the alcove having slatted shelving, boiler serving the central heating and domestic hot water, part glazed door giving access to the:



14'5" x 7'6" (4.41 x 2.30)

Fitted with a range of base and wall mounted cupboards and drawers, working surfaces, stainless steel sink with drainer and mixer tap, void for freestanding cooker and a fridge and freezer, tiled floor, space for dining table, double glazed windows to the side and rear elevations, door to the:



5'8" x 4'0" (1.73 x 1.23)

Tiled floor, double glazed window to the side elevation, part glazed timber door leads to the rear garden.

Bedroom One

12'4" into bay \times 10'11" (3.78 into bay \times 3.34) Radiator, double glazed bay window to the front elevation.





Bedroom Two

10'11" max x 11'0" (3.33 max x 3.36) Radiator, double glazed window to the rear elevation

Wet Room

7'1" x 6'4" (2.16 x 1.95)

Wet floor shower area with Mira electric shower and half height bi-folidng shower screen, W.C, wash hand basin with semi pedestal, fully tiled walls, radiator, extractor fan, double glazed window to the rear elevation having obscure glass, access to the loft space.



16'3" x 16'0" (4.96 x 4.89)

Up and over sinige door, glazed windows and pedestrian door to the side, light and power.



9'7" x 5'7" (2.94 x 1.71)

Base unit with stainless steel sink and drainer, power and light, provision for a washing machine. Access to WC, double glazed window to the side, part glazed door, tiled floor.

Outside

A tarmac drive continues to the rear of the property providing extensive parking and access to Garage and lawned area via step to either side, a paved path leads to a timber storage shed with stable door and a timber dog kennel, the garden is bounded by established hedging and timber fencing, to the front is a lawned garden



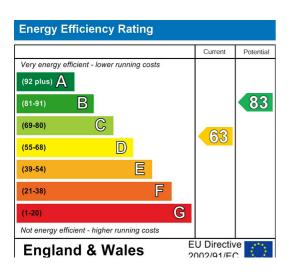








Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since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





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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.