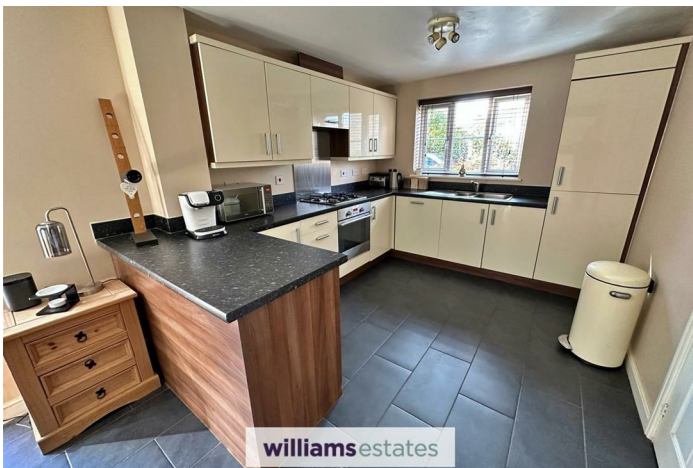




**20 Stryd Y Barcud, Ruthin,
Denbighshire, LL15 1QD**

£285,000

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EPC - C77 Council Tax Band - F Tenure - Freehold

Stryd Y Barcud, Ruthin

4 Bedrooms - House - Detached

Williams Estates are pleased to offer For Sale this well presented, detached and modern four/five bedroom family home situated on a corner plot on the front of the Glasdir development and close to schools and all amenities.

The property boasts entrance hall with living room, kitchen/diner, utility, downstairs W.C, and office/fifth bedroom to the ground floor with four bedrooms, master with ensuite and family bathroom to the first floor

Added benefits include a four car driveway and brick built double garage, enclosed rear garden, gas central heating and uPVC double glazing.

EPC rating - C77, Tenure - Freehold, Council Tax Band - F



Accommodation

Composite front door with fitted panel adjacent opens into

Entrance Hall

With stairs off to first floor and under stairs storage cupboard, radiator, doors leading off to

Living Room

16'8" excluding bay x 11'10" (5.08 excluding bay x 3.61)

Feature inset focal point fire, radiator, uPVC double glazed bay window to the front elevation.

Kitchen

19'4" x 9'5" (5.89 x 2.87 (5.9 x 2.88))

Fitted with a range of high gloss wall, drawer and base units with complimentary worktops over, integrated oven with four ring gas hob and extractor hood over, stainless steel one and half bowl sink with drainer and mixer tap, integrated fridge freezer and dishwasher, two radiators, uPVC double glazed window the side and uPVC double doors open out onto the rear patio and garden area, door opens into

Utility Room

9'5" x 5'5" (2.87 x 1.65)

Fitted with base units with a worktop over, void and plumbing for washing machine, wall mounted gas central heating boiler, radiator and double glazed door opens out onto the rear garden.

Study/Bedroom Five

10'1" x 9'2" (3.07 x 2.79)

Radiator, uPVC double glazed window.

Cloakroom

6'4" x 3'5" (1.93 x 1.04 (1.92 x 1.03))

Wash basin and W.C., radiator and double glazed window

Landing

Airing cupboard housing the hot water cylinder and shelving, radiator, uPVC double glazed window to the front elevation.



Master Bedroom

13'4" maximum x 12'0" (4.06 maximum x 3.66)

Radiator, uPVC double glazed window to the front elevation, door opening to

En Suite

7'3" x 4'11" (2.21 x 1.50)

Shower enclosure with mixer valve shower, pedestal wash basin, W.C, radiator and uPVC obscure double glazed window.

Bedroom Two

Radiator, uPVC double glazed window to the side elevation.

Bedroom Three

Radiator, uPVC double glazed window to the rear.

Bedroom Four

Radiator, uPVC double glazed window to the side.

Bathroom

Three piece white suite comprising bath with shower over, pedestal wash basin, W.C, radiator, uPVC obscure double glazed window to the rear.

Outside

To the front there is a small lawned area with slabbed path leading to the front door, to the side is a double drive for off street parking for four cars leading to a brick built double garage with two up and over doors, power and light.

The rear garden is enclosed with a paved patio area, blossom tree and lawn with a further garden area to the rear of the garage.

Directions

From the Ruthin office proceed down Market Street and continue to the roundabout taking the second exit continue for approximately ½ a mile and on reaching the roundabout turn left into the Glasdir development. Take the first left and left again and the property can be found on the right hand side





Ground Floor

Floor area 56.2 sq.m. (605 sq.ft.) approx



First Floor

Floor area 55.1 sq.m. (593 sq.ft.) approx

Total floor area 111.3 sq.m. (1,198 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	87
England & Wales	EU Directive 2002/91/EC	

Call us on
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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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