



**1, Tremafon Cyffylliog, Ruthin,
Denbighshire, LL15 2DN**

£225,000

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EPC - F32 Council Tax Band - C Tenure - Freehold

, Ruthin

2 Bedrooms - House - Semi-Detached

Presenting a delightful two-bedroom semi-detached period cottage featuring a conservatory and a spacious garden offering picturesque views of the surrounding countryside and an adjoining mountain stream. Situated within a courtyard of only four cottages at the heart of a scenic village. The accommodation briefly comprises kitchen/diner leading to the conservatory, living room with wood-burning stove, two double bedrooms, and a bathroom with shower ****NO ONWARD CHAIN**** EPC - F32, Council Tax Band - C , Tenure - Freehold.



Accommodation

Front door leading to:

Kitchen/Diner

12'2" x 11'9" (3.71 x 3.58 (3.720 x 3.574))
Fitted with a range of modern base and wall units with worktops over, oak flooring with quarry tiles to one section. The kitchen features an integrated electric hob with extractor hood above, integrated electric oven, microwave and dishwasher, plumbing for washing machine and ceramic drainer sink. There is a bay window to the rear and ample room for a dining table, exposed timber beam. Double French doors lead to the conservatory



Living Room

12'3" x 10'1" (3.73 x 3.07 (3.731 x 3.061))
A bright room with three bay windows, two facing the front and one overlooking the rear. Oak flooring, a multi fuel log burner sits atop a slate hearth, exposed timber beam, radiator

Conservatory

9'7" x 8'2" (2.92 x 2.49 (2.921 x 2.488))
An expansive space with uPVC double glazed windows all around, featuring French doors that open out on to the rear garden

Bedroom One

13'7" x 11'2" (4.14 x 3.40 (4.134 x 3.413))
Bay windows the front and rear elevations, original stone wall feature, exposed timber beam, radiator

Bedroom Two

8'7" x 8'1" (2.62 x 2.46 (2.625 x 2.452))
Integrated storage space, exposed timber beams, bay window with uPVC double glazing to the front elevation, radiator



Bathroom

5'9" x 5'7" (1.75 x 1.70 (1.763 x 1.693))

White suite comprising bath with screen and shower over, wash basin fitted into a tiled alcove with wall mounted tap, W.C., walls are mostly tiles, tiled flooring, chrome towel rail, velux window, exposed timber beams

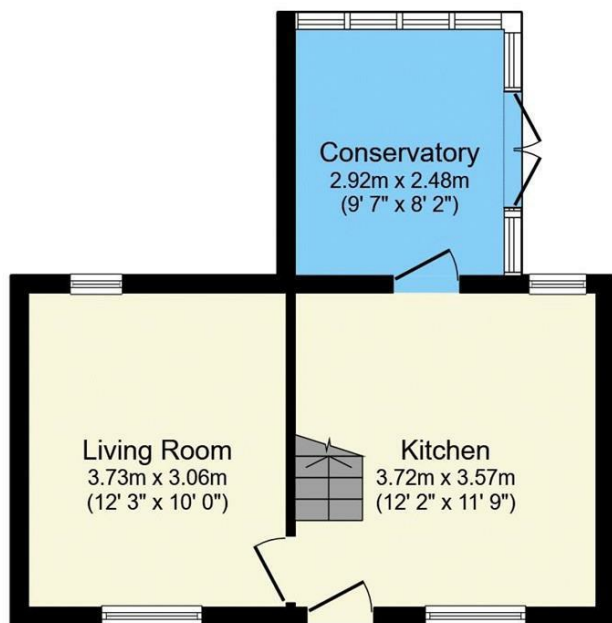
Outside

A beautifully kept South facing garden, with stone wall feature, planted borders and lawned area, gravel paths navigate between the, property, lawn and seating area, timber fencing bounds the gardens with countryside views beyond

Directions

From our Ruthin office, proceed up Well Street and down Clwyd Street, at the junction turn left onto Mwrog Street. At the mini roundabout take the second exit and continue a short distance turning right signposted Cyffylliog. Continue along with road and upon entering the village of Cyffylliog take the left turning just before The Red Lion Hotel, and the property will be found on your right hand side





Ground Floor

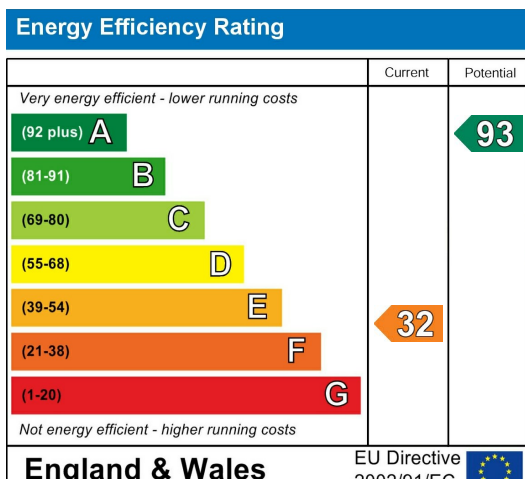


First Floor

Total floor area 57.9 m² (624 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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.



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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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