



**2 Fron Derwen Lon Brynhyfryd, Ruthin,
LL15 1DZ**

£225,000

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EPC - C74 Council Tax Band - D Tenure - Freehold

Lon Brynhyfryd, Ruthin

2 Bedrooms - Bungalow

NO ONWARD CHAIN

Located on the periphery of Ruthin town centre located in a secluded position at the end of an unadopted road the property has the benefit of uPVC double glazing and gas central heating.

The accommodation in brief comprises living room, kitchen and dining room/ground floor bedroom, inner hall and cloakroom with two bedrooms and bathroom to the first floor. An attractive enclosed lawned garden and greenhouse to the rear complete the property.

The property owns the access drive, which provides two parking spaces on the road approaching the property with a further two, minimum, to the front while other properties have right of way over the main drive. Costs of any upkeep of the drive is shared among the properties.

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



Accommodation

UPVC double glazed front door opens into

Living Room

19'7" x 13'7" (5.97 x 4.16)

Stairs rising off to the first floor, radiator, uPVC double glazed bay window to the front elevation, door opens in to:

Inner Hall

Built in cupboard with shelving, doors off to

Kitchen

14'4" x 8'0" (4.37 x 2.46)

Fitted with a range of base and wall mounted cupboards and drawers, complimentary working surfaces, void and plumbing for automatic washing machine, space for freestanding cooker, tiled splashbacks, single bowl stainless steel sink with drainer and mixer tap, tiled floor, radiator, space for small dining table, uPVC double glazed window and door with obscure glass leading to the rear garden.



Dining Room/Bedroom Three

10'11" x 10'4" (3.35 x 3.15)

Radiator, uPVC double glazed window to the rear.

Cloakroom

5'1" x 4'11" (1.56 x 1.51)

Pedestal wash hand basin and W.C., tiled floor, radiator, gas boiler serving the central heating and domestic hot water, uPVC double glazed window to the side elevation

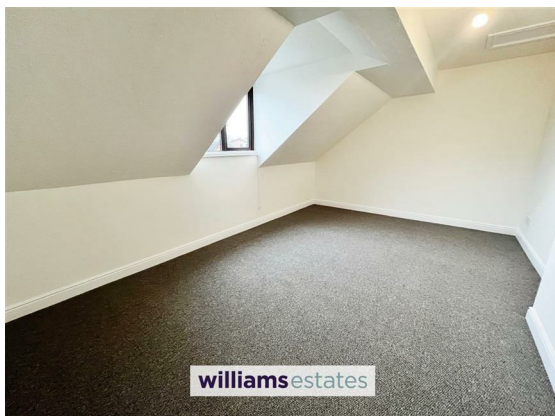
Landing

uPVC double glazed window to the side, doors lead off to

Bedroom One

16'2" x 10'11" (4.95 x 3.34)

uPVC double glazed window to the front elevation with views across to the Clwydian Range, radiator, access to the roof space.



Bedroom Two

9'11" x 10'3" (restricted height) (3.03 x 3.14 (restricted height))

Velux roof window, radiator.

Bathroom

8'9" x 7'4" (2.68 x 2.25)

Panel bath with mixer tap and mixer shower over and side screen, pedestal wash hand basin, W.C., radiator, Velux roof window, access to the eaves

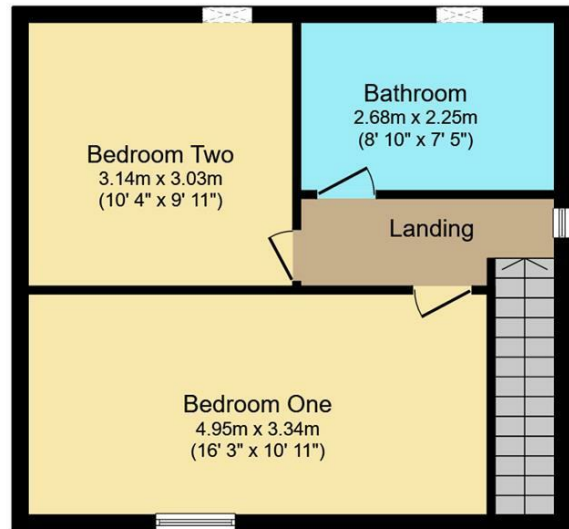
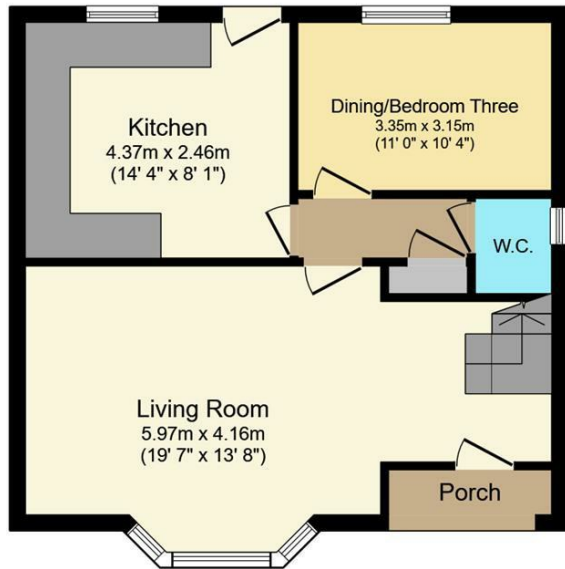
Outside

Access via an unadopted road to the drive providing parking to the front, a paved path leads to the rear garden which has a lawned area and paved patio, greenhouse and timber garden shed, outside tap, fencing and mature hedging to the boundary.

Directions

From the Ruthin office proceed down Well Street, at the junction continue straight ahead turning left onto Rhos Street, continue for a short distance and turn right onto Brynhyfryd Park then first left, pass the first pair of semi and turn right, at the bend bare left and continue short distance down a gravel drive to the end and Fron Derwen is tucked in the corner plot



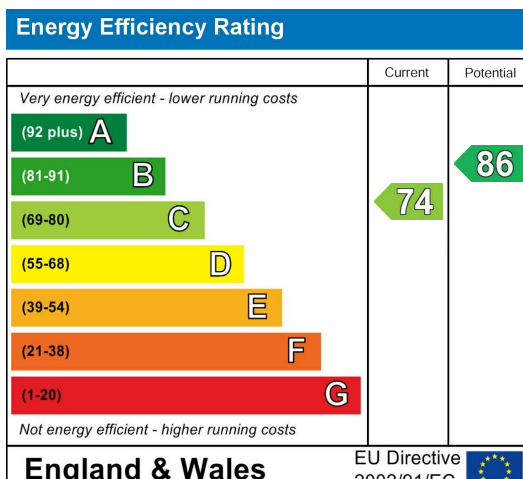


TOTAL: 93.6 m² (1,007 sq.ft.)

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.



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