



## Bronwylfa Graigfechan, Ruthin, Denbighshire, LL15 2EY

**£399,000**

 4  2  3  C

**EPC - C80**

**Council Tax Band - G**

**Tenure - Freehold**



# Graigfechan, Ruthin

## 4 Bedrooms - House - Detached

Nestled in the charming semi-rural village of Graigfechan, Ruthin, this delightful detached house with stunning countryside views and picturesque backdrop, offers a perfect blend of comfort and character.

To the ground floor there are three reception rooms, ideal for both entertaining guests and enjoying quiet family evenings and a well stocked kitchen perfect for family meal time a utility and downstairs W.C. The spacious layout allows for flexibility, whether you wish to create a formal dining area, a cosy lounge, or a playroom for the children. Four well-proportioned bedrooms, master with en-suite, provide a peaceful retreat for all family members, ensuring everyone has their own space and a larger than average family bathroom completes the first floor accommodation.

To the outside there is ample parking for several vehicles, front and rear gardens, large double garage giving access to a workshop and ample bin store space.

The property benefits from Double Glazing, Air Source Heat Pump and Solar Panel.

EPC Rating - C72, Tenure - Freehold, Council Tax Band - G



### Accommodation

Solid timber door with glazed panes opens into

### Porch

Tiled floor and feature windows to either side, double glazed door opens into

### Entrance Hallway

Wooden flooring, stairs rising off to first floor, two radiators, window to the side, doors leading off to

### Living Room

19'5" x 12'0" (5.94 x 3.68)

Continuation of flooring, feature fireplace with electric fire, two radiators, double glazed window to the front elevation and double glazed double French Doors opening onto the rear patio area

### Sitting Room

19'6" x 12'0" (5.95 x 3.66)

Continuation of wooden floor, feature fire place with electric fire, radiators, double glazed window to the front, door leads to

### Office

6'2" x 8'0" (1.89 x 2.46)

Fitted worktop and shelving, radiator, double glazed window looking through to the conservatory

### Kitchen

10'11" x 15'9" (3.33 x 4.81)

Modern fitted kitchen with base, drawer and wall units and complimentary work surfaces, tiled splashbacks, one and half bowl stainless steel sink with drainer, integrated under counter fridge, space for freestanding oven, extractor hood, space and provision for dishwasher, tiled floor, room for a large dining table, tiled floor, tripled radiator, double glazed windows to the rear and side elevations overlooking the garden, door through to

### Utility

8'6" x 11'8" (2.61 x 3.57)

An L shaped room with base units and work surfaces, space and provision for washing machine and tumble dryer, room for fridge freezer, stainless steel single bowl sink with drainer, tiled floor, a glazed window between the utility and kitchen allows in extra light, double glazed door opens into

### Conservatory

10'5" x 10'6" (3.18 x 3.22)

Tiled floor, windows to two side overlooking the garden with double doors open out



### Downstairs W.C.

Part tiled walls, wall mounted wash basin, W.C.

### Landing

Two radiators, loft access, large cupboard with slatted shelving and light, double glazed windows to the front and side elevations and doors off to all first floor accommodation

### Bedroom One

12'6" x 12'0" (3.83 x 3.68)

Fitted wardrobes, radiator, large double glazed window to the front elevation taking full advantage of the views

### Ensuite

6'5" x 12'1" (1.96 x 3.70)

A large room with corner shower enclosure and electric shower, pedestal wash basin, W.C., radiator, double glazed window to the rear elevation with countryside views

### Bedroom Two

11'6" x 12'0" (3.51 x 3.67)

Radiator, large double glazed window to the front elevation taking full advantage of the views

### Bedroom Three

9'11" x 15'10" (3.03 x 4.83)

Radiator, double glazed window to the rear elevation with countryside views

### Bedroom Four

7'8" x 11'11" (2.34 x 3.65)

Radiator, double glazed window to the side elevation

### Family Bathroom

9'8" x 11'8" (2.95 x 3.57)

A larger than average room with bath and separate shower cubicle with electric shower, pedestal wash basin, W.C., radiator and double glazed window to the side elevation

### Garage

17'5" x 14'11" (5.32 x 4.55)

Up and over door, power and light, pedestrian door leads to the workshop, a drop down ladder gives access to the storage into the garage roof

### Workshop

Pedestrian door and window to the rear and leads to the garage, power and light

### Outside

To the front is a driveway, linked at the bottom to the adjoining property which we are told belongs to Bronwylfa and leads to ample parking space and a laid lawn with planted border and bounded by mature hedges. Access from the front to the garage to one side and a timber gate to the other provides access to the rear garden areas which includes two patio areas, one south facing, raised lawned areas via step leading up and a timber shed. The rear garden also give access to the workshop and the rear of the garage

### Directions

Leave Ruthin along the Wrexham Road until reaching the village of Llanfair and turn left after the White House. Continue to the junction and turn right continuing into Graigfechan. After the Three Pigeons take the 2nd turning of the left immediately before the Ebeneza Chapel, continue a short distance and you will find our For Sale Board on the right hand side







TOTAL: 218.3 m<sup>2</sup> (2,350 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

**williams**  
estates

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) <b>A</b>		<b>100</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01824 704050

[Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com)

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.

**williams**estates