



**18 Bryn Rhydd, Ruthin, LL15 1RL**

**£269,000**

 3  1  2  D

**EPC - D59    Council Tax Band - E    Tenure - Freehold**



# Bryn Rhydd, Ruthin

## 3 Bedrooms - Bungalow

**\*\* Vacant Possession and No Onward Chain \*\*\*** Spacious detached bungalow located in a sought after residential area and within easy access of Ruthin Town Centre and amenities. In need of some cosmetic enhancements with the accommodation offering a good sized living room, kitchen diner, three bedrooms and bathroom. Added benefits of uPVC double glazing and gas central heating. Externally having good sized gardens to both front and rear, ample off street parking and garage. EPC rating D59, Tenure - Freehold, Council Tax Band - E



### Accommodation

uPVC door leads into

### Entrance Porch

Timber glazed door leads into

### Entrance Hall

With inbuilt storage cupboard housing the hot water cylinder and slatted shelving. Further large inbuilt storage cupboard with hanging rail and shelf, loft access and radiator.

### Living Room

18'0" x 11'10" in alcove (5.501 x 3.630 in alcove)

With radiator, tiled fire place with gas fire and large uPVC double glazed window to the front elevation.

### L shaped Kitchen Diner

16'0" x 18'5" (4.896 x 5.635 )

With base and wall units, work surface, inbuilt double oven, inbuilt ceramic electric hob with extractor hood over, stainless steel single sink with mixer tap, tiled splash backs, uPVC window to the rear. To the dining area radiator and two uPVC windows to the rear and side elevations. uPVC door opens into

### Rear Porch

uPVC door leading out to the rear garden. Further door leads into

### Cloakroom

4'9" x 3'11" (1.456 x 1.198)

With low flush W.C, wall hung washbasin, obscure uPVC window to the side elevation.

### Garage

16'0" x 8'10" (4.880 x 2.706)

Sliding door from the rear porch, electric up and over door and power and light.

### Bedroom One

10'10" x 11'10" (3.317 x 3.629)

With radiator and uPVC double glazed window to the rear elevation.



### Bedroom Two

11'10" x 10'8" (3.630 x 3.274)

With radiator and uPVC double glazed window to the front elevation.

### Bedroom Three

8'1" x 7'8" (2.474 x 2.352)

With radiator, wall mounted Baxi boiler and uPVC double glazed window to the side elevation.

### Bathroom

7'3" x 6'9" (2.215 x 2.078)

A corner bath with mixer tap and shower head connection, with tiled surround, pedestal washbasin, W.C, half tiled walls, radiator and obscure uPVC double glazed window to the side elevation.

### Outside

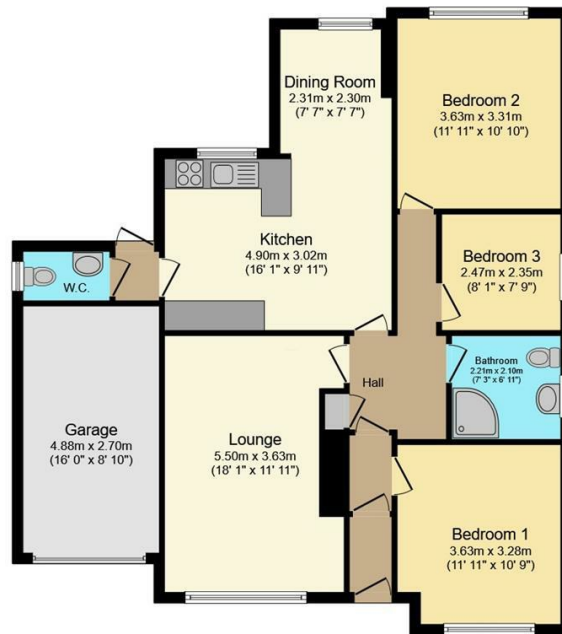
The front is accessed via a double iron gate leading onto a tarmac drive providing off road parking, there is a lawned area with planted borders and a pedestrian iron gate leads to the side into the rear garden which is mainly laid to lawn with a timber shed, planted borders and and bounded by timber fencing.

### Directions

From our Ruthin Branch, continue to the bottom of Well Street, take a right at the junction, continue for around 280 yards and take the left turning onto Erw Goch, continue and take the fourth turning on your left, continue up the road and the property will be found on your right







**Floor Plan**  
Floor area 104.8 sq.m. (1,128 sq.ft.)

Total floor area: 104.8 sq.m. (1,128 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](http://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>		
(81-91) <b>B</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		
	59	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

Call us on  
01824 704050  
[Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com)