



Bryn Teg Pwllglas, LL15 2PB

£595,000

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EPC - E50

Council Tax Band - F

Tenure - Freehold

, Pwllglas

5 Bedrooms - House - Detached

Currently undergoing a scope of modernisation and refurbishment, this substantial family home set back off the road in the picturesque village of Pwllglas is offered For Sale with VACANT POSSESSION and NO ONWARD CHAIN. With many original features, this property has been thoughtfully planned and reconfigured to accommodate modern living boasting a large open plan kitchen/diner with snug area, living room and down stairs W.C. with five double bedrooms, three with en-suites and a family bathroom over the first and second floors.

The property has had the loft space extended to allow bedrooms to the second floor, has been fitted with new windows, in keeping with the property, had a full rewire and benefits from oil fired heating.

The vendor is happy to consider selling as a fully completed property or as is and is open to input regarding finishes by a prospective purchaser.

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



Accommodation

Timber front door with feature glass leads to

Entrance Hall

Radiator, stairs rising off to first floor with built in storage, doors lead to

Under Stairs W.C.

5'10" x 3'0" (1.802 x 0.921)

Under stairs W.C with fitted concealed cistern frame and provision for washbasin

Living Room

14'9" into bay x 12'7" (4.498 into bay x 3.853)

Feature fire place with multi fuel stove, radiator, uPVC double glazed bay window to the front elevation

Open Plan Kitchen/Dining/Snug

Dining Area

13'9" x 16'11" in to bay (4.216 x 5.174 in to bay)

Feature fireplace, two vertical column radiators, uPVC double glazed bay window to the front elevation, opening to

Kitchen and Snug

33'7" to snug wall x 9'10" (10.257 to snug wall x 3.00)

The kitchen has been part fitted with base and wall units with wood effect laminate work surfaces, provision for integrated oven, hob, extractor, dishwasher and washing machine, uPVC double glazed sash window to the rear

A large space leads between the kitchen and snug areas with uPVC double glazed sash window and uPVC double glazed door opens on to the rear garden

The snug area has a large inglenook fireplace with multi fuel burning stove and slate hearth, built in cupboards either side, radiator, uPVC double glazed sash window to the rear elevation

First Floor Landing

uPVC double glazed sash window to the rear elevation, radiator, stairs rising off to second floor, doors leading off to

Bedroom One

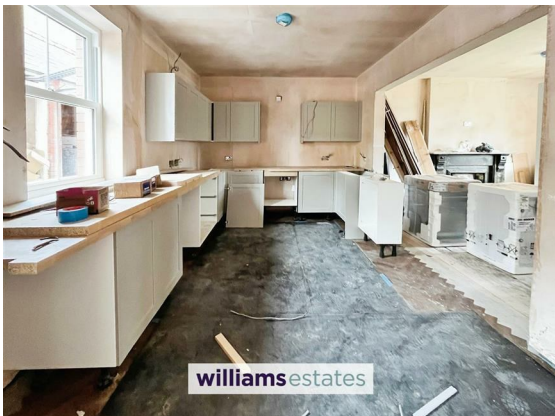
15'8" x 13'9" (4.793 x 4.209)

A large bright room with feature fire place and built in cupboard to alcove, radiator, uPVC double glazed sash window to the front elevation with lovely views and doors leading to

Ensuite

7'6" x 7'5" (2.294 x 2.277)

Fitted with a bath with mixer tap and mixer valve shower over, tiled to shower area, concealed cistern frame for W.C provision for wash basin, heated towel radiator, uPVC obscure double glazed sash window to the rear elevation



Dressing Room

7'5" x 5'10" (2.272 x 1.789)

Radiator, uPVC obscure double glazed sash window to the side elevation

Bedroom Two

13'0" x 11'10" (3.982 x 3.625)

Feature fire place and built in cupboard to alcove, radiator, uPVC double glazed sash window to the front elevation with lovely views

Bedroom Three

11'2" x 11'9" (3.408 x 3.597)

Feature fire place, radiator, uPVC double glazed sash window to the rear elevation with lovely views across neighbouring gardens

First Floor Shower Room

6'7" x 7'1" (2.032 x 2.174)

Corner shower tray with provision for mixer shower, tiled to shower area, fitted concealed cistern frame, provision for wash basin, heated towel radiator, uPVC obscure double glazed window to the front elevation

Second Floor Landing

Large built in cupboard, radiator, uPVC double glazed sash window to the rear elevation, doors lead off to

Cupboard measures 1.954 x 0.982

Bedroom Four

15'1" x 12'6" max (4.598 x 3.813 max)

Radiator, uPVC double glazed sash window to the rear elevation, doors leads to

Ensuite

8'3" x 2'7" (2.531 x 0.812)

Shower tray and provision for mixer valve shower, tiling to shower walls, concealed cistern frame, provision for wash basin, heated towel radiator

Bedroom Five

15'6" x 13'2" max (4.738 x 4.018 max)

Radiator, uPVC double glazed sash window to the rear elevation, doors leads to

Ensuite

8'3" x 2'7" (2.537 x 0.792)

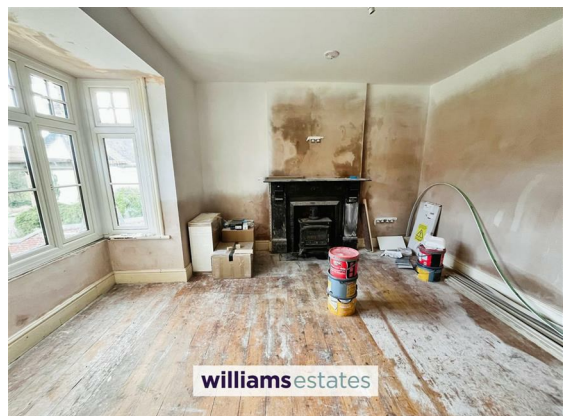
Shower tray and provision for mixer valve shower, tiling to shower walls, concealed cistern frame, provision for wash basin, heated towel radiator

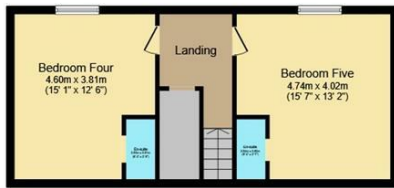
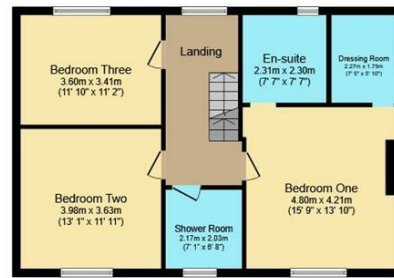
Outside

To the front there is a pedestrian gate opening onto a concrete path leading to steps and the front door, the front is mainly is split either side and laid to lawn with brick and stone boundary walls and iron fencing, from the front there are Indian Stone slabs providing paths to both side elevations to the rear which has a raised patio area and three brick built outhouses, one housing the Oil Fired central heating boiler

Directions

Leaving Ruthin via Castle Street, continue along the Corwen Road until reaching the village of Pwllglas where the property can be found set back from the road on the right hand side after the turning for the Golf Club



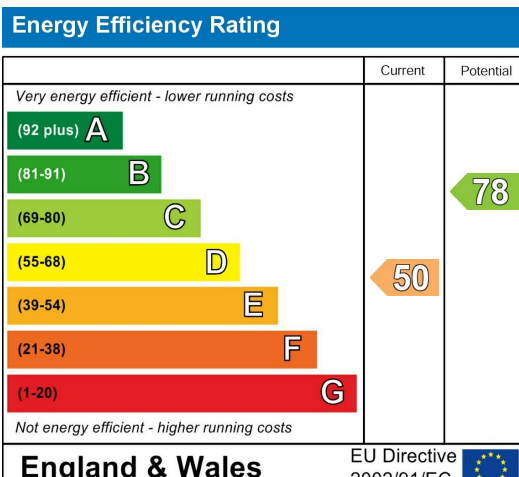


Total floor area: 191.4 sq.m. (2,060 sq.ft.)

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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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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