



Bryn Dedwydd Rhyd-Y-Meudwy, Ruthin, LL15 2SU

£299,500

 2  1  2  G

EPC - G12 Council Tax Band - E Tenure - Freehold

Rhyd-Y-Meudwy, Ruthin

2 Bedrooms - House

NO ONWARD CHAIN

A stone built detached cottage within an idyllic setting some 6 miles from the Medieval Market Town of Ruthin and in need of a full scheme of refurbishment and improvements. The property comprises two reception rooms, kitchen and bathroom to the ground floor with two double bedrooms to the first floor. To the outside there are pretty gardens and two outhouses.

Viewing recommended.

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



Accommodation

Door leads into

Porch

For general storage and coat hanging, door leads to

Sitting Room

12'5" x 10'2" (3.8 x 3.1)

With open fire, inbuilt storage units, radiator, sash window and door to the front elevation, door to inner hallway leading to

Inner Hallway leading to

Kitchen

17'0" x 7'3" (5.2 x 2.22)

With stainless steel sink, base units, two radiators, electric cooker point, uPVC window overlooking the countryside, doors lead to store room and lobby area

Store Room/Utility

15'1" x 14'9" (4.6 x 4.5)

With sink, oil boiler, coal store, external door and window to the front

Lobby Area

With electric meter, radiator and coat hanging area, leads to

Ground Floor Bathroom

6'10" x 6'10" (2.1 x 2.1)

With bath, washbasin, W.C, radiator and uPVC double glazed window to the front elevation.

Living Room

11'5" x 12'1" (3.5 x 3.7)

From Inner hall, with radiator, two glazed storage units, feature fire surround and sash window to the front elevation

Stairs/Landing

Window to the front elevation, doors leads to



Bedroom One

13'1" x 12'3" (4.0 x 3.75)

With radiator, storage cupboard and sash window to the front elevation.

Bedroom Two

10'2" x 12'1" (3.1 x 3.7)

With radiator, storage cupboard and window to the front elevation with views.

Outside

Frontal area offering an entrance gate, stone wall to the front elevation, mixed stocked borders. A pathway leads to the front and side elevations with large garden area which is is mainly laid to lawn to the side with views to the south and west and also a variety of trees and shrubs, stone store and additional large steel framed garden store with adjacent glass greenhouse

Attached Side Building

22'11" x 10'5" (7.00 x 3.2)

Stone built with vaulted ceiling, double timber doors and windows to the front and side elevations.

Directions

Leave Ruthin on the A525 in the direction of Wrexham and continue for approximately 4 miles until reaching Llysfas, at the crossroads before the College turn right and follow road to a staggered crossroads and turn left towards Dibleys nursery and house is on the bend on the right hand side



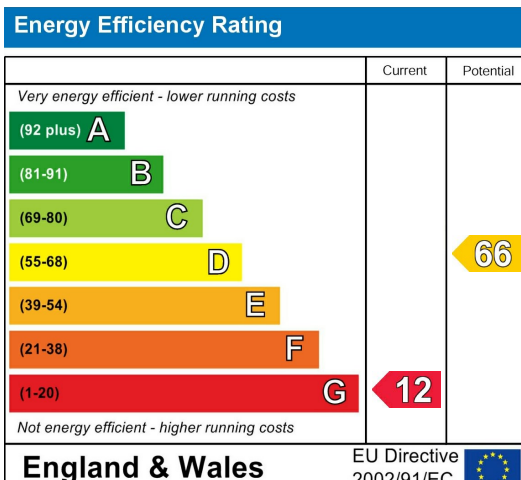


Total floor area: 118.4 sq.m. (1,274 sq.ft.)

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.



Call us on
01824 704050
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.

williamsestates