



25 Rhyd Y Byll, Rhewl, Ruthin, LL15 2TZ

£247,000

 3  2  1  B

EPC - B84 Council Tax Band - C Tenure - Freehold

Rhyd Y Byll, Ruthin

3 Bedrooms - House - Terraced

An immaculately presented three storey property on a quiet residential estate on the outskirts of Rhewl and within walking distance of the historic Market Town of Ruthin. The property comprises living room with dining space, modern fitted kitchen, cloakroom and understairs utility to the ground floor. To the first floor there are two bedrooms and a family bathroom with the master bedroom and ensuite on the second floor. The property is fitted with uPVC double glazed throughout and has gas central heating. There are two allocated spaces for parking to the front right hand side of the property and an enclosed garden to the rear.

EPC Rating - B84, Tenure - Freehold, Council Tax Band - C



Accommodation

Composite front door opens into

Hallway

Wood flooring which continues throughout the whole of the ground floor, stairs leading off to first floor, opening into

Kitchen

10'1" x 9'8" (3.08 x 2.95)

A modern well fitted kitchen comprising base and wall units with work surfaces over and matching upstands, stainless steel sink with mixer tap and drainer, integrated fridge freezer and dishwasher, built in single oven, four plate induction hob with stainless steel splashback and extractor hood, cupboard housing the boiler which serves the central heating and domestic hot water, radiator, uPVC double glazed window to the front elevation, opening leads to

Understairs Utility Cupboard

6'5" x 3'2" (1.97 x 0.97)

Work surface with void and provision for washing machine, extractor fan, built in shelving

Downstairs W.C.

5'6" x 4'2" (1.68 x 1.28)

Pedestal wash basin with tiled splash back, W.C., radiator

Living Room

13'5" x 11'1" (4.10 x 3.39)

A bright and cozy room with space for a dining table, radiator, uPVC double glazed window and doors open out onto the rear garden

First Floor Landing

Access to loft space, storage cupboard, doors lead to:

Bedroom Two

11'10" x 8'9" (3.62 x 2.69)

Built in wardrobes, radiator, two uPVC double glazed windows to the rear elevation with lovely open views of the countryside



Bedroom Three/Office

9'8" x 7'3" (2.95 x 2.21)

Radiator, uPVC double glazed window to the front elevation.

Bathroom

6'8" x 6'6" (2.05 x 2.00)

Fitted with a three piece white suite comprising bath with mixer tap and shower attachment, side screen, pedestal wash basin, tiled splash back, W.C., tiled floor, radiator

Second Landing

Leading from a door on the main landing, uPVC double glazed window to the front elevation, stairs rise off to

Master Bedroom

18'2" to eaves x 10'2" (5.55 to eaves x 3.11)

Two roof windows to the front elevation and one to the rear with fitted blinds, built in wardrobes to the eaves, radiator, door opens to:

Ensuite

9'8" x 4'0" (2.95 x 1.24)

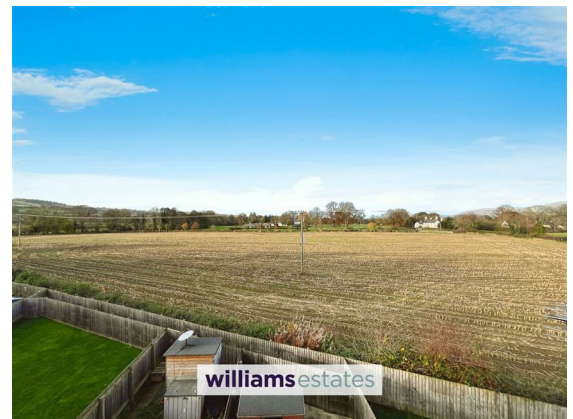
Shower enclosure with sliding screen, mixer shower, pedestal wash basin, tiled splash back, W.C., tiled floor, heated chrome towel radiator, extractor fan

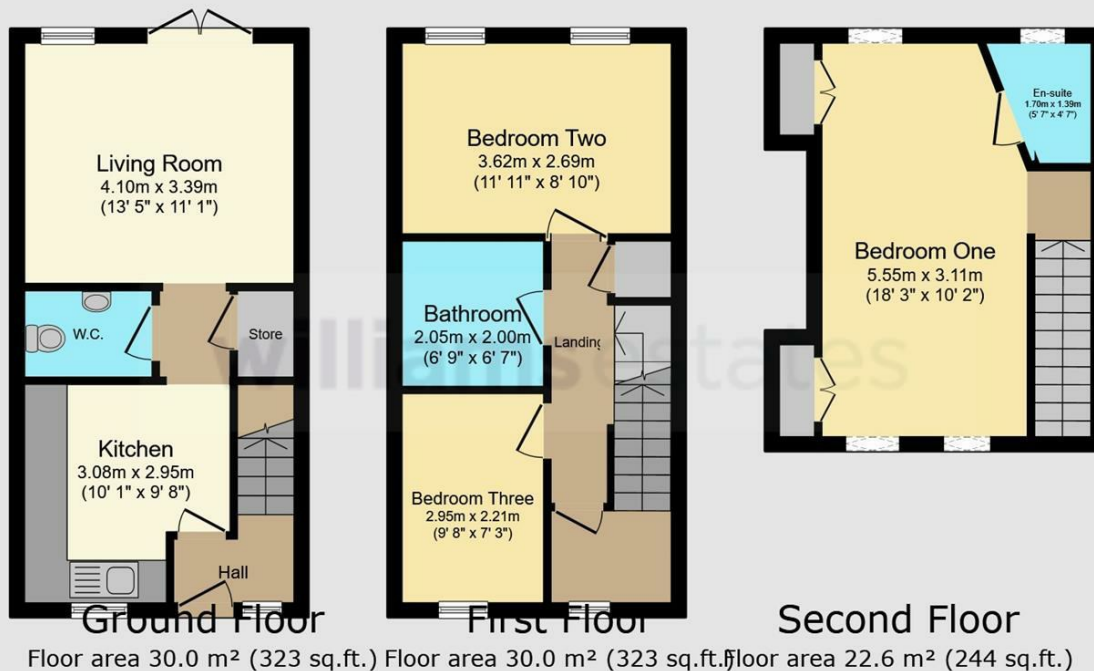
Outside

To the front of the property there is a paved pathway leading to the front door bordered by slate chippings and hedges to either side. The rear garden is accessed from the living room and via a path leading from the resident parking area to the back of the property and timber gate into the garden which has been paved for ease of maintenance and is bounded by timber fencing with handy shed for storage. There are two allocated parking spaces to the front right of the property

Directions

From Ruthin follow the A525 in the direction of Denbigh. Upon reaching the village of Rhewl turn right after the Drovers Arms and immediately left, continue for a short distance and turn left into Rhyd y Byll and the property can be found on the right hand side



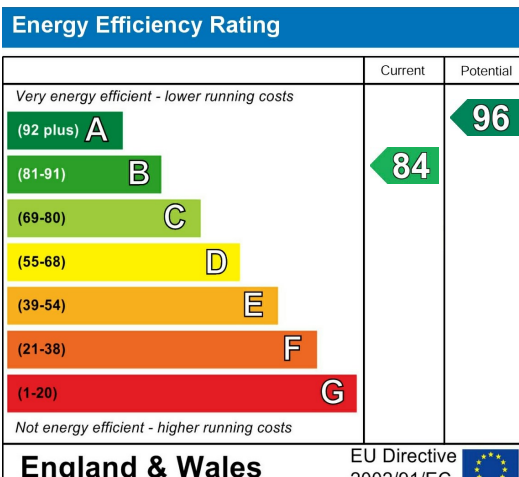


TOTAL: 82.6 m² (889 sq.ft.)

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