

10 Bodawen, Gellifor, Ruthin, LL15 1RJ

£360,000



EPC - 0 Council Tax Band - F Tenure - Freehold

Bodawen, Ruthin

3 Bedrooms - House

A delightful detached house in a quiet cul-de-sac within the tranquil village of Gellifor, yet within easy access of the towns of Ruthin and Denbigh. The accommodation boasts downstairs cloakroom, two reception room, good sized kitchen with utility room off and to the first floor three bedroom and four piece bathroom. Externally offering a driveway for off street parking, garage and garden to the front elevation. The rear garden is a gem as offers splendid views of the Clwydian Range and offers a lawned garden and patio area. Oil fired central heating and uPVC double glazing
EPC rating - TBC, Tenure - Freehold, Council Tax Band - F



Accommodation

Double uPVC double glazed doors leading to;

Entrance Porch

3'4" x 6'6" (1.024 x 1.989)

With tiled flooring, lighting and a further attractive uPVC glazed door with uPCV glazed panel, leading to the :

Entrance Hall

20'7" x 6'5" (6.277 x 1.970)

Good sized Entrance Hall with stairs off, telephone socket, singular power point and in-built storage cupboard for coats and shoes etc also having a double panelled radiator.

Living Room

14'8" into alcoves x 13'1" (4.484 into alcoves x 3.996)

A light and airy room with fire suite with open fire, power points, telephone sockets, double panelled radiator and uPVC curved window to the front elevation. Also having a coved ceiling with wall lighting. Double glazed doors lead into:

Dining Room

12'11" x 11'4" (3.960 x 3.472)

Again light room with double panelled radiator, power points and uPVC sliding patio doors onto the rear garden and enjoying the open views of the countryside and hillside. Timber door leads into the hallway.

Kitchen

9'9" x 12'8" (2.974 x 3.862)

Offering a full range of wall, drawer and base units, with worktops over, one and half stainless steel sink and drainer with mixer tap, integrated electric cooker point, four ring electric hob with extractor over, tiled splash backs, dining space, double panelled radiator, tiled flooring, power points and uPVC window to the rear elevation enjoying the open views to the hillside and beyond. Door leads into

Utility Room

5'9" x 9'8" (1.762 x 2.955)

A generous sized room with base units, worktops over, plumbing for a washing machine, tiled flooring, radiator, single stainless steel sink and drainer, tiled splash back, obscure uPVC window to the side elevation and uPVC glazed door to the rear elevation.



Downstairs Cloak Room

5'9" x 5'1" (1.777 x 1.565)

From the Entrance Hall there is the downstairs clock room with low flush WC, vanity unit with wash basin having mixer tap, radiator, floor to ceiling tiled walls and obscure uPVC window to the side elevation.

Stairs to Landing

18'2" x 6'5" (5.539 x 1.981)

From the Entrance Hall attractive staircase leads to the landing, singular power point, radiator, with uPVC window to the front elevation and doors off. In built airing cupboard with shelving also housing the hot water cylinder. Further good size storage cupboard.

Bedroom One

10'11" x 14'8" (3.344 x 4.485)

Good sized room with two in built wardrobes offering ample hanging and shelving space, power points, single panelled radiator and uPVC window to the front elevation enjoying views of the cul-de-sac.

Bedroom Two

9'4" x 13'0" (2.865 x 3.971)

With radiator, power points and uPVC window to the rear elevation again enjoying the open views of countryside.

Bedroom Three

9'7" x 7'0" (2.931 x 2.138)

With radiator, power points and uPVC window to the rear again enjoying the stunning open views.

Bathroom

9'6" x 7'4" (2.915 x 2.252)

Good sized bathroom offering a four piece suite comprising of low flush W.C, vanity washbasin with mixer tap, corner bath also with mixer tap, shower enclosure with over head shower, floor to ceiling tiled walls, radiator and Velux ceiling window.

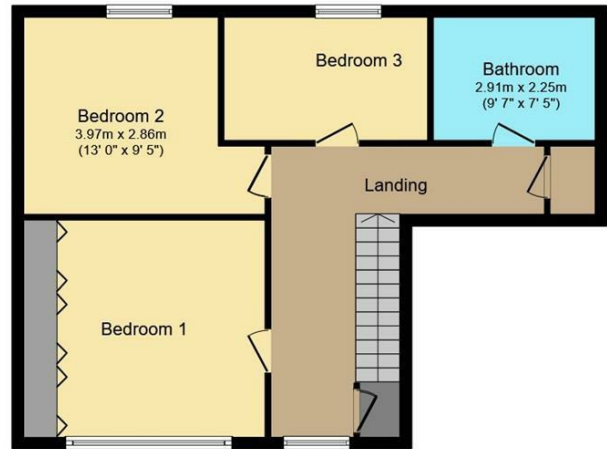
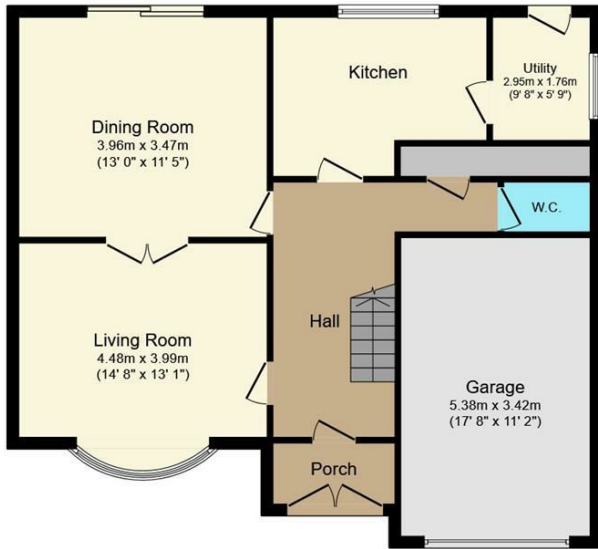
Outside

The property is approached via a wide central driveway for off street parking and in turn leads to the attached garage. There are lawned gardens to either side of the driveway. Pathway leading to both sides of the property providing access to the rear garden. The rear garden is a feature, offering superb views. The garden is laid to lawn with stocked borders and patio area to the dining room patio doors. The side elevation paved area with arched wrought iron gate and have in bin storage area and accommodates the oil central heating tank and outside cold water tap.

Garage

With up and over door, recently fitted electric consumer unit






Total floor area: 151.8 sq.m. (1,634 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

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