



**5 Trem Y Coed, Clawddnewydd, Ruthin,  
LL15 2NQ**

**£235,000**

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**EPC - E53**

**Council Tax Band - D**

**Tenure - Freehold**

# Trem Y Coed, Ruthin

## 2 Bedrooms - Bungalow - Detached

Located within the charming village of Clawddnewydd this lovely two bedroom detached bungalow is situated within a quite cul-de-sac and offers a perfect blend of comfort and modern living. With a good sized living room and modern kitchen is equipped with contemporary fittings and integrated appliances, with the bathroom also having been tastefully updated, ensuring a fresh and stylish atmosphere. One of the standout features of this bungalow is the rear garden, which is a true haven for outdoor enthusiasts. It boasts a summer house that can easily serve as a home office or a craft room. The garden is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. This property benefits from underfloor heating throughout, providing a cosy environment during the colder months. Additionally, the inclusion of solar panels reflects a commitment to energy efficiency, offering potential savings on utility bills and provide an income. Also benefiting from fibre broadband, uPVC double glazing and LPG central heating via a combination boiler, fitted in 2020. Viewing is a definite must



### Accommodation

uPVC door with decorative lights leads into

### Entrance Hall

5'4" x 5'10" (1.629 x 1.789)

With complimentary wood effect tiled flooring, radiator and central heating thermostat together with inbuilt cloaks cupboard with an electric meter consumer box and ample hanging and storage. Doors off to Living Room and Bedroom Two.

### Bedroom Two

9'8" x 7'10" (2.956 x 2.402)

With matching flooring to the Entrance Hall, underfloor heating thermostat, power points, radiator and Worcester central heating and hot water combination boiler.

### Living Room

11'9" x 16'4" (3.587 x 5)

A lovely sized room with large uPVC window to the front offering a lot natural light, radiator, underfloor heating thermostat, inglenook with cast iron log burner, ample power points and TV aerial. Arch into the kitchen and also door into the Inner Hall

### Kitchen

12'10" x 7'9" (3.931 x 2.386)

With a full range of modern shaker effect cream wall, drawer and base units with complementary worktops over, splashback, integrated dishwasher, void for an American style fridge freezer, one and a half stainless steel sink drainer with mixer tap, plumbing for a washing machine, integrated double electric eye level oven, electric hob with extractor over, power points, underfloor heating thermostat and uPVC double patio doors leading onto the garden.

Off the Living Room arch into

### Inner Hall

2'7" x 3'1" (0.800 x 0.955)

With loft access space and doors off.



### Bedroom One

11'11" x 9'8" (3.637 x 2.971)

With the wood effect tiled flooring, radiator power points, TV aerial, under floor heating thermostat and uPVC window to the rear elevation enjoying views of the garden.



### Bathroom

7'10" x 6'5" (2.395 x 1.978)

Recently modernised in 2025, with vanity unit with wash basin with mixer tap, low flush WC, panelled bath with mixer tap and overhead rainfall shower and panelled surround, mounted heated towel rail, inbuilt airing cupboard and obscure UPVC window to the side elevation



### Outside

The property is approached by a driveway offering off street parking and in-turn leading to the detached garage. The front garden has additional paved area for additional parking if required and the front garden area it laid with decorative golden gravel for ease of maintenance. There is access to the rear of the property to either side of the property via timber gates. The rear garden is particular feature of the property offering an abundance of flowering shrubs and plants, cover patio area, raised borders with a variety of mature trees, various sitting areas and bound by fencing for privacy and offering a private and sunny aspect.

### Summer House/Office

9'7" x 11'7" (2.931 x 3.545)

With laminate flooring and power points, inset lighting, triple glazed uPVC windows being three full length windows and uPVC double patio doors.

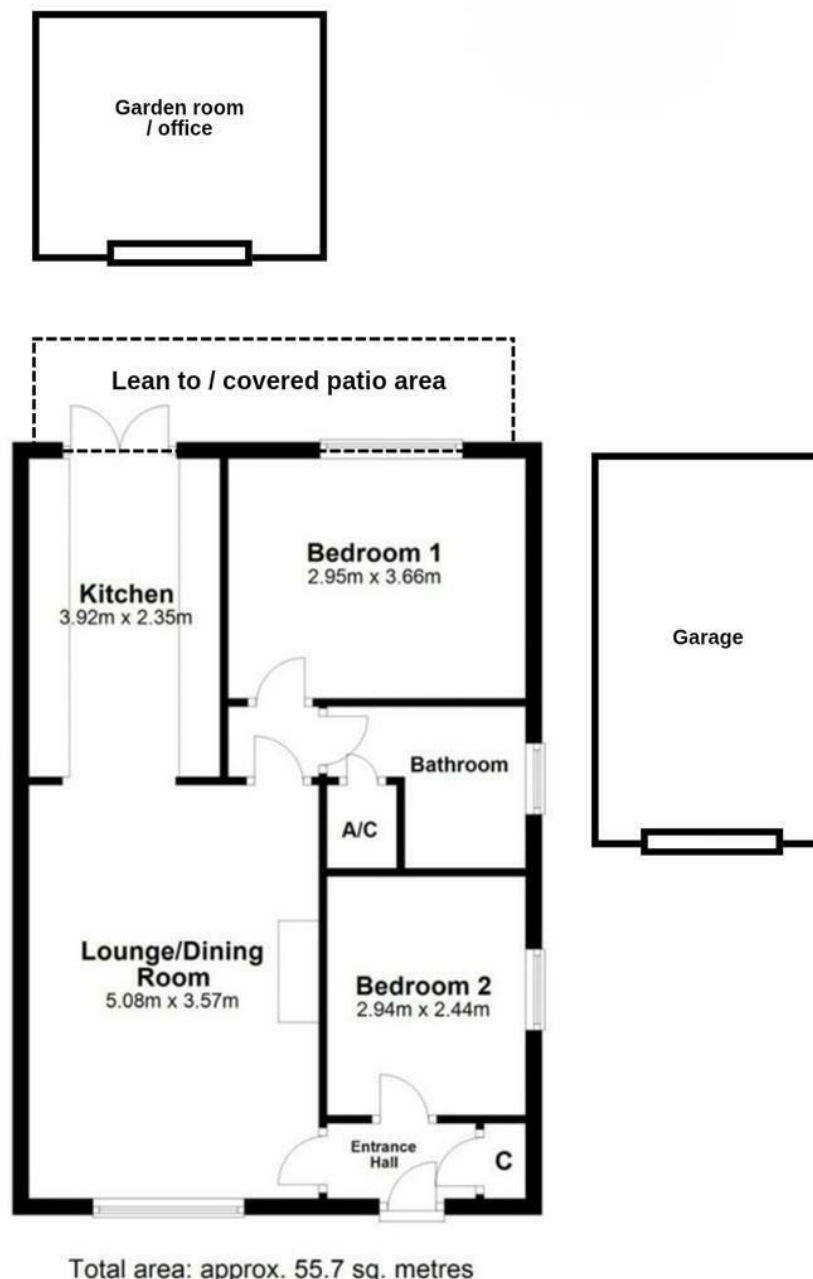


### Garage

8'2" x 17'1" (2.510 x 5.230)

With up and over door, electric supply and personal door leading to the rear garden.





Total area: approx. 55.7 sq. metres

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>                                   |         | 69        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   | 53      |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

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