



Y Cartref Wern Ganol, Ruthin, LL15 1ET

£230,000

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EPC - C71

Council Tax Band - D

Tenure - Freehold

Wern Ganol, Ruthin

2 Bedrooms - Bungalow

For Sale with NO ONWARD CHAIN in need of some modernisation. Discover this delightful detached bungalow nestled in the heart of Ruthin, a charming and historical market town. Located in easy reach of all local amenities and schools.

Y Cartref welcomes you with an entrance hall, a living room, dining room, kitchen, utility room, bathroom and two spacious bedrooms.

Externally, you will find ample off street parking, a garage with access to the loft that holds conversion possibilities for two additional bedrooms and shower room (subject to necessary permissions sought), and a pleasant, good sized private rear garden ideal for relaxation and entertaining.

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Accommodation

uPVC door with decorative light leads in to the:

Entrance Hall

18'4" maximum x 5'6" maximum (5.605 maximum x 1.700 maximum)

With exposed timber flooring, picture rail, radiator, power points, telephone socket, in-built storage cupboard and doors off:

Living Room

11'7" x 11'10" into the alcoves (3.544 x 3.628 into the alcoves)

With original tiled fire place and hearth, with open fire, double panelled radiator and uPVC bay window to the front elevation.



Dining Room

11'7" x 10'9" excluding the alchoves (3.544 x 3.283 excluding the alcoves)

With double panelled radiator, tiled fire place, picture rail and uPVC window to the rear elevation. Sliding door leading into the:

Kitchen

8'1" 7'8" (2.485 2.349)

With a range of dated wall, drawer and base units, single stainless steal sink and drainer, larder cupboard, void of a fridge freezer, power points, uPVC window to the rear elevation and timber door leading into

Rear Porch

6'1" x 2'11" (1.878 x 0.914)

With timber door with small glazed light leading the front elevation and pathway to the rear garden. Opening up into the utility.

Utility Room

4'6" x 5'11" (1.385 x 1.813)

With Belfast sink, power points, uPVC window to the side elevation enjoying views of the garden.



Bedroom One

11'8" x 11'11" (3.558 x 3.652)

With radiator, singular power point and uPVC window to the front elevation.

Bedroom Two

10'0" x 11'11" (3.072 x 3.635)

With exposed timber flooring, singular power point, radiator and uPVC window to the rear elevation enjoying views of the garden.

Bathroom

5'5" x 6'9" (1.665 x 2.066)

Comprises of a white suite, being a low flush WC, pedestal wash basin, panelled bath, with shower over and half tiled walls to shower area, radiator and obscure uPVC window to the rear elevation.

Outside

The property is approached by a good size paved drive way offering ample off street parking for a number of vehicles , and intern leads to the garage. Front garden has a small lawned garden and the property is surrounded by mature hedging for privacy. To the side elevation the block paved pathway continues to the access for the garage, kitchen and rear garden.

Garage

7'11" x 16'6" (2.416 x 5.042)

With up and over door, timber obscure window to the side elevation, personal door to the side elevation, mounted Worcester central hot water and heating combination boiler, access to the loft space. Loft space having a pull down ladder and lighting and is unstilted (neighbours have converted the garage and the loft by putting stairway into the garage and room and shower room in the loft space).

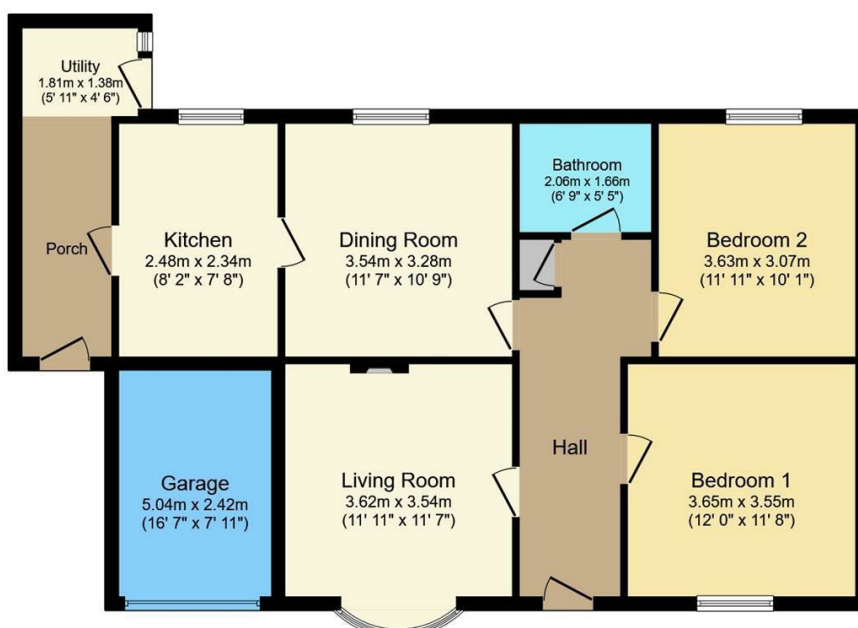
Garden

The rear garden itself is a particular feature of the property, has a good sized lawn garden, with a variety of mature trees, mature hedging surrounding, decked patio area, various timber stores.

Directions

Proceed from Ruthin office turn left on to Well Street, continue down to the junction, at the junction continue straight over and take immediate left on to Rhos Street, at the junction turn left on Wern Fechan, continuing along, take a right on to Greenfield Road and continue along, take a right on to Wern Ganol, property located on the right hand side.





Floor Plan
Floor area 93.0 sq.m. (1,001 sq.ft.)

Total floor area: 93.0 sq.m. (1,001 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	



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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