

## Mill Cottage Pwllglas, Ruthin, Denbighshire, LL15 2PA

**£265,000**

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**EPC - G17    Council Tax Band - D    Tenure - Freehold**



# , Ruthin

## 2 Bedrooms - House - Detached

**\*\*\*NO ONWARDS CHAIN\*\*\*** Williams Estates are pleased to introduce to the market this superb detached stone and slated cottage with both charm and comfort, in a beautiful setting overlooking the River Clwyd on a minor no through lane just on the periphery of the village of Pwllglas, two miles from Ruthin. Located in a secluded semi-rural environment with a delightful aspect to the front over the river. This character property boasts two spacious double bedrooms. The home features a beautiful reception room, with elegant wood floors and an attractive fireplace, creating a warm and inviting atmosphere perfect for relaxing evenings or entertaining guests.

Benefitting from stunning views, the property is perfectly positioned for those who appreciate a picturesque outlook and a peaceful environment. Surrounding Mill Cottage you'll find local amenities within easy reach. For the more active resident, the location offers immediate access to scenic walking and cycling routes.

This property features generous parking facilities, a large single garage, and useful outbuildings. Offering a combination of character, high finish and fantastic location, this detached house is highly recommended for viewing.

EPC Rating - G19, Council Tax Band - D, Tenure - Freehold



### Accommodation

Stable uPVC double glazed door leading in to the:

### Kitchen

12'11" maximum x 13'6" maximum (3.957 maximum x 4.116 maximum)

A range of wall, base and draw units with white splash back tiles, wooden beams to ceiling, built in cooker with four ring induction hob, over head extractor fan, built in fridge freezer, sink with stainless steel mixer tap, space for dining table, power points, two uPVC double glazed windows to the front elevation enjoying the lovely views, uPVC double glazed door to the rear elevation. Stairs off

### Reception Room

13'3" x 12'7" (4.054 x 3.848)

Good sized room with two uPVC double glazed windows to the front elevation, gorgeous fire place with log burner, radiator, wooden laminate flooring, wooden beams to ceiling, door leading into:

### Conservatory

7'10" x 9'6" (2.403 x 2.913)

Power points, stone feature wall, patio doors

### Landing

Stair leading to the first floor, with small uPVC window to the rear elevation, book case for storage door off leading to

### Bedroom One

9'8" x 12'8" (2.950 x 3.861)

A good sized light and airy room with power points, double glazed window to the side elevation, double glazed annex window to the front elevation.

### Bedroom Two

9'3" x 12'9" (2.833 x 3.904)

Another good sized light and airy room with power points, double glazed annex window to the rear election and to the front elevation, radiator.



## Bathroom

6'3" x 6'2" (1.930 x 1.881)

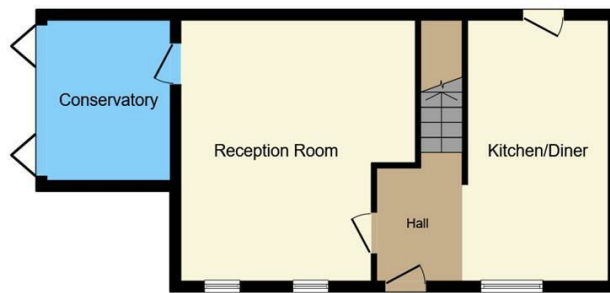
Wash basin with stainless steel mixer tap, low flush W.C, panels bath with over head shower, tiled surroundings, radiator, half floor to ceiling tiling, double glazed anxe window to the front elevation

## Outside

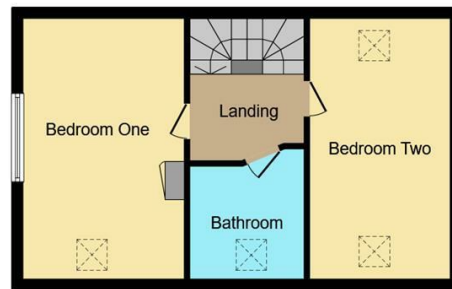
### Directions

From the Ruthin office head north on Well Street, at the roundabout take the first exit onto Castle Street, continue on to Corwen Road for 1.5 miles continue onto the A494 for 0.7 miles. On entering Pwllglas, take the very first left hand turning onto a minor lane which is just before the right hand turning which leads to Ruthin Golf Club. Follow the lane down the hill and bear right following the river and Mill Lodge will be found on the right hand side.





Ground Floor




First Floor

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](http://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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>17</b>
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
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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