



**4 Colomendy, Cyffylliog, Ruthin, LL15
2ED**

£155,000

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EPC - D60 Council Tax Band - C Tenure - Freehold

Colomendy, Ruthin

3 Bedrooms - House - Semi-Detached

*****NO ONWARD CHAIN*****

This property is in need of a scope of refurbishment works but has the potential for a beautiful family home, great for first time buyer giving you the opportunity to create your own unique touches. a picturesque village with far reaching views. Comprising kitchen, living/dining room, entrance hall, three bedrooms and bathroom.

To the outside there large garden which will require clearing.

Cyffylliog is a charming, small village nestled in the heart of Denbighshire. Known for its tranquil, rural setting, it offers a peaceful escape with picturesque landscape. Cyffylliog provides a delightful setting for those seeking a quiet, country lifestyle.

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Accommodation

Composite front door with double glazed panel to the side leading into:

Entrance Hall

With radiator, quarry tiled floor, and stairs leading off

Reception Room

13'6" x 10'11" (4.13 x 3.35)

Can be opened into one long room, one living room having radiator and double glazed sliding doors leading into the garden.

Dinning Room

12'0" x 10'11" (3.67 x 3.35)

The second living room having radiator, fire place, double glazed window over looking the garden.

Kitchen

12'2" x 7'0" (3.72 x 2.15)

Having worktops with wall, draw and base units, one half board drainer sink, double glazed window to the front , double glazed door to the side.

Landing

From the entrance hall leading to the first floor, with double glazed window to the front, loft access hatch.

Bedroom One

14'5" 10'11" (4.40 3.34)

With radiator, double wardrobes, double glazed window to the rear.

Bedroom Two

12'0" x 10'11" (3.68 x 3.34)

Radiator, built in cupboard housing hot water cylinder, double glazed window to the rear .

Bedroom Three

10'7" x 6'11" (3.23 x 2.12)

Radiator, double glazed window to the front elevation.

Bathroom

7'0" x 6'1" (2.15 x 1.87)

Shower enclosure, wash basin, W.C, fitted storage units, radiator, double glazed window to the side elevation.

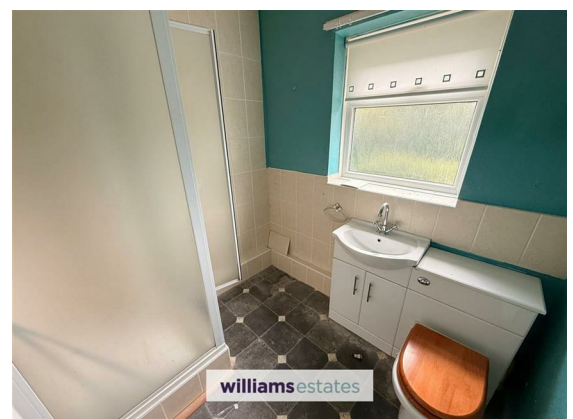


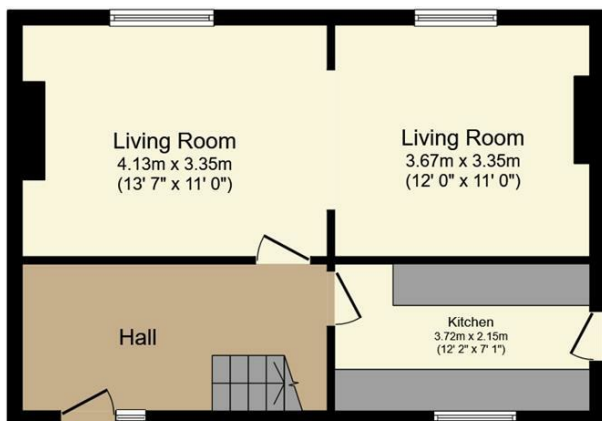
Outside

Front garden has a lawn, surrounding well stocked borders, garden to the rear is lawned, driveway providing vehicle access to a large parking area within the boundaries of the property.

Directions

From our Ruthin office take the second exit at the roundabout down Clwyd Street, continue straight at the junction down Mwrog Street and continue towards Llanfwrog, turn right after the Church signposted Bontuchel/Cyffylliog and continue along this road for approximately 3 miles until you reach the village of Cyffylliog, continue past the Red Lion pub and take the first right and carry on a short distance up the hill turning left into Colomendy and the property can be found on the left hand side





Ground Floor

Floor area 45.5 sq.m. (490 sq.ft.)



First Floor

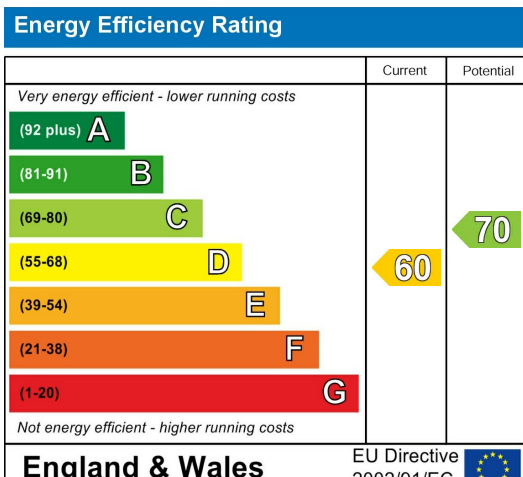
Floor area 45.5 sq.m. (490 sq.ft.)

Total floor area: 91.0 sq.m. (979 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.



Call us on
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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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