



Bryn Bowllo Llanfwrog, Ruthin, LL15 2LL

£625,000

 4  3  5  E

EPC - E50

Council Tax Band - G Tenure - Freehold

SUMMARY

*** NO ONWARD CHAIN***

Bryn Bowllo is a beautiful stone detached character property offers a perfect blend of traditional elegance and modern comfort. Set within an expansive acre of land, the home boasts a stunning garden that provides a serene outdoor retreat, ideal for both relaxation and entertaining.

Inside, the property features five well-appointed reception rooms, allowing for versatile living spaces that can cater to a variety of needs, whether it be entertaining or quiet evenings at home. The heart of the home is the spacious kitchen, which is complemented by a dining area and a utility room, making it a practical space for everyday living.

The residence comprises four generously sized bedrooms, providing ample accommodation for families or guests. Additionally, there are three bathrooms, ensuring convenience and privacy for all occupants. A dedicated study offers a quiet space for work or relaxation, enhancing the functionality of this delightful home.

With ample parking available and two garages, this property is not only practical but also offers the potential for further development or storage. The combination of character features and modern amenities makes this home a truly unique offering in the picturesque setting of Llanfwrog. This property is a must-see.



Accommodation

Having a glazed entrance door

Reception Hall

With a double height ceiling, gallery landing above, exposed beams, double radiator, window to the front elevation and turn stairs leading off

Inner Hall Way

Which leads to the kitchen, living room, dining room and lounge. Double glazed window overlooking the front garden

Dining Room

12'9" x 11'5" (3.90 x 3.50)

With an attractive arch with plaster edging, dado rail, ornate ceiling, double radiator, double glazed window to the front elevation and a double glazed window to the rear elevation overlooking the rear patio

Living Room

20'9" x 17'4" (6.33 x 5.30)

Having detailed coving and plaster frieze walls and ceiling, two double radiators, an open fire with a feature fire surround, large double glazed windows overlooking the gardens and an additional double glazed window over looking the rear garden

Sitting Room

15'5" x 12'9" (4.72 x 3.90)

With three sealed double glazed windows and a double radiator

Kitchen

13'1" x 12'3" (4.00 x 3.75)

Having oak fitted units, glazed display cabinets, integrated Neff oven, four ring Neff hob with extractor hood above, stainless steel sink, void for a washing machine and dishwasher. Double glazed windows at the rear elevation overlooking the rear garden

Open Plan Dining Room

9'10" x 8'10" (3.00 x 2.70)

Having a double radiator and a door to a rear vestibule

Rear Vestibule

With high vaulted ceilings and a glazed door leading out to the rear garden

Utility

14'7" x 9'10" (4.45 x 3.02)

With worktops, drawers and base units beneath, space for tall standing fridge freezer, power points, central heating boiler, stainless steel sink and mixer tap





Bedroom Two

12'1" x 11'9" (3.70 x 3.60)

With radiator, window seat to glazed window overlooking front garden and a Jack and Jill door

Shower Room

Having a corner shower enclosure, wash basin, W.C, wall tiling, radiator, and double glazed window

Study

13'1" x 5'6" (4.00 x 1.70)

Having a radiator, power points and double glazed window



Bedroom One

12'1" x 11'1" (3.70 x 3.40)

Having a double radiator, single radiator, double glazed window overlooking the front garden and a window seat

Dressing Room

8'9" x 5'9" (2.69m x 1.76m)

Having wardrobes and drawers

Dressing Room

13'9" x 5'9" (4.20 x 1.76)

With a double radiator, single radiator and wardrobes and drawers.



En Suite

12'1" x 6'10" (3.70 x 2.10)

With a shower enclosure, wash basin with mixer tap in a granite worktop with storage beneath, W.C, radiator and double glazed window

Gallery Landing

With a seating area and two double glazed Velux roof windows

Landing

With two large walk in storage rooms, a linen cupboard with a hot water cylinder and shelving

Bedroom Three

With a radiator, double glazed roof window, and a double glazed window overlooking the rear garden

Bedroom Four

10'9" x 9'6" (3.30 x 2.90)

Which has a radiator and double glazed window overlooking the front garden

Bathroom

10'5" x 7'10" (3.20 x 2.40)

Which has a panel bath, wash basin, W.C, modern tiling, radiator and double glazed window



Outside

Having an entrance in laid with stone chippings, which leads onto a parking area/turning area, a further turn leads to a larger area for parking and access to the two garages. Front garden is lawned, surrounded by well stocked mixed borders, planting hedges and mature evergreen trees. The rear parking area has a privacy screen planted with hedging, which leads to a large lawn and wide evergreen borders. Rear door leads onto a large paved patio area. Further lawn and planted aplanes and more hedging.

Double Garage

Having a personal access door, timber built covered in sheeting, has a remote control up and over door, window to the front elevation. Workshop area which leads into the second garage, which has a remote control electric powered door, power points and lighting



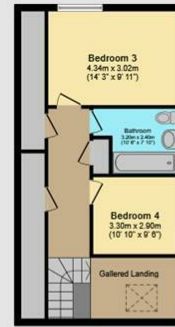






Ground Floor

Floor area 201.9 sq.m. (2,173 sq.ft.)



First Floor

Floor area 49.4 sq.m.
(531 sq.ft.)

Total floor area: 251.2 sq.m. (2,704 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		68
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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