



**Trem Y Castell Llanfair Road, Ruthin,
LL15 1BU**

£359,950

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EPC - C69

Council Tax Band - E Tenure - Freehold

SUMMARY

No Onward Chain - Located on Llanfair Road in the charming town of Ruthin, this delightful two/three bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a large reception room that invites natural light, together with a separate dining room/third bedroom and conservatory.

The well-appointed kitchen is complemented by a separate utility room, providing additional space for your household needs and W.C. Ample parking together with garage. The bungalow is conveniently located close to local amenities, making it easy to access shops, cafes, and other essential services.



Accommodation

A uPVC double glazed door leading into:

Entrance Porch

5'10" x 3'6" (1.791 x 1.067)

A room to store shoes and coats with a further door leading into:

Hallway

A L shaped hall way with doors off, power points, two double panelled radiators and a storage cupboard.

Kitchen

13'10" x 11'9" (4.232 x 3.604)

Having a range of wall, drawer and base units, work tops above, breakfast bar to the centre with cupboards underneath and tiled worktops, integrated dishwasher, double oven, four ring gas hob, one and half sink with drainer and mixer tap, tiled splash back and tiled flooring, void for fridge, cupboard housing the boiler, power points, small double panelled radiators, two uPVC double glazed windows, one to the front elevation and one to the side elevation with a door leading into:

Inner Porch

A well thought through design with uPVC door to the front elevation, tiled flooring, double panelled radiator with doors off into the W.C and utility room.

Utility Room/W.C

Having a W.C, double stainless steel wash basin with stainless steel mixer tap, a range of wall and base units with tiled work tops and splash back, washer machine power points, tiled flooring, two uPVC double glazed windows creating a bright and airy room and a door leading into the garage.

Living Room

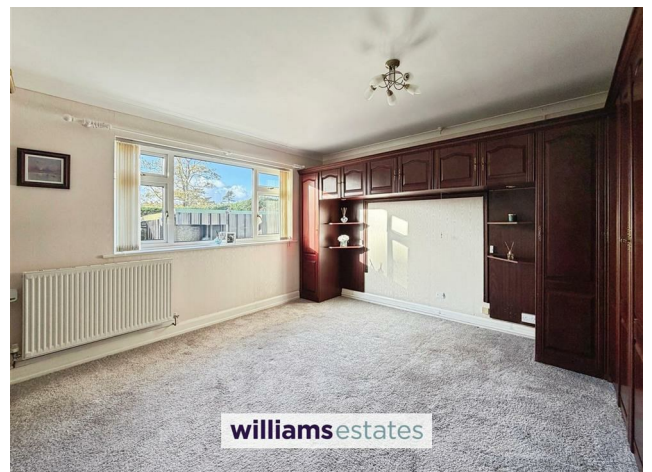
17'11" x 11'11" (5.466 x 3.638)

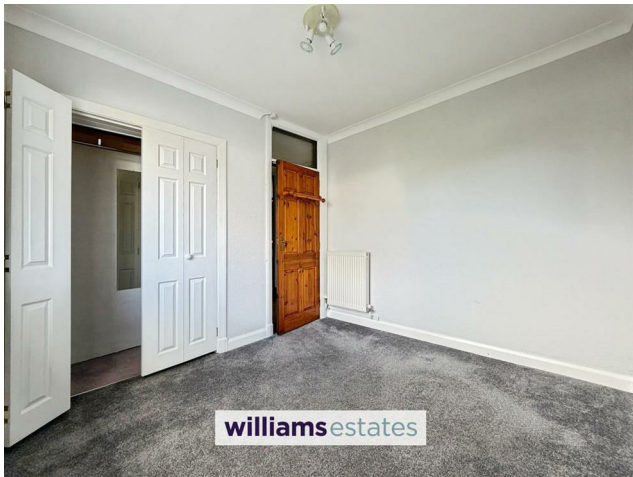
A good sized room with a large uPVC double glazed window to the rear elevation allowing lots of natural light, a feature fireplace with electric log burner and tiled hearth, two double panelled radiators, power points and uPVC double glazed sliding door leading into:

Conservatory

21'4" x 11'3" (6.518 x 3.441)

Another good sized room with uPVC double glazed windows surrounding, tiled flooring, power points, double panelled radiator, uPVC door and two sets of patio doors one to the side elevation and one to the rear elevation into the garden.





Dining Room/Third Bedroom 11'11" x 10'1" (3.636 x 3.091)

A nice sized room with power points, double panelled radiator, built in shelving with storage cupboards underneath, a uPVC double glazed window to the rear elevation with great views over to Ruthin Castle.

Bedroom One 12'9" x 11'10" (3.903 x 3.619)

This bedroom features elegant built in wardrobes. These offer generous storage with multiple shelves, drawers and hanging space, power points, double panelled radiator, uPVC double glazed window to the rear elevation.

Bedroom Two 9'10" x 8'11" (3.014 x 2.731)

With two panelled radiators, power points, built in wardrobe and uPVC double glazed window to the front elevation.

Bathroom

With low flush W.C, and wash basin with stainless steel mixer tap, full length shower cubicle with stainless steel power shower, double panelled radiator, three small uPVC double glazed windows and partly tiled walls.

Outside

The property is approached with block paved driveway offering ample off street parking in turn leading into the garage, the driveway having stocked borders to either side. A pathway leads to the side of the property providing access to the rear garden. Private garden with raised sun deck and far-reaching views — ideal for dining and relaxation

Garage

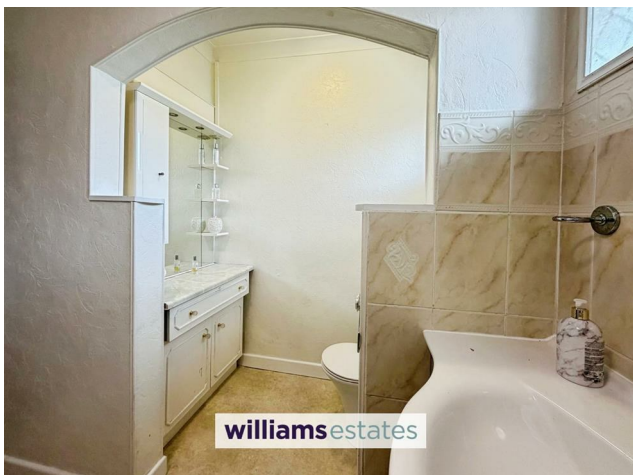
14'9" x 8'10" (4.52 x 2.709)
With up and over door and windows.

Directions

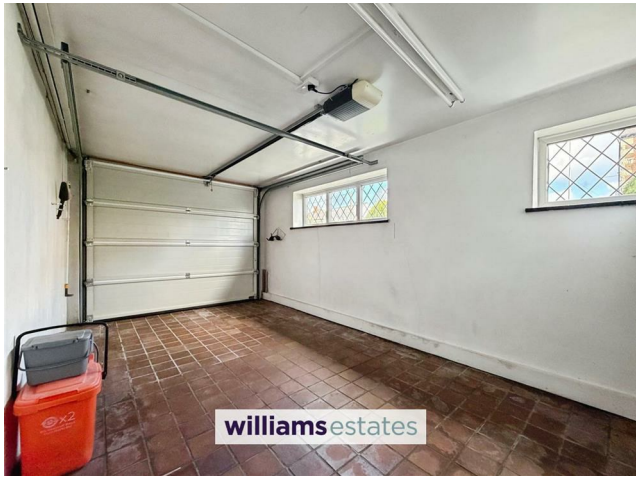
From our Ruthin office, turn left and continue down Well Street to the junction, at the junction turn right and continue onto Llanfair Road and the property can be found on the right hand side.

Note

Part of the rear garden at Trem Y Castell is registered with Possessory Title under title number CYM756615. Possessory title is granted when the owner is unable to supply HM Land Registry with all of the historic title documentation to be granted absolute title. Title can be upgraded to absolute in November 2030, or earlier if further title documentation comes to light. The entirety of the property has been in continuous family ownership



since 1983 and the whole of the garden area has been used as part of the property during this time without any dispute or challenge. The seller will offer indemnity insurance to provide additional reassurance to buyers and their lenders.







Floor Plan

Floor area 150.6 sq.m. (1,621 sq.ft.)

Total floor area: 150.6 sq.m. (1,621 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		82
(69-80) C	69	
(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	

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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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