

williamslettings



**16 Min Yr Afon, Ruthin, Denbighshire,
LL15 1NR**

£850 PCM

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EPC - D66 Council Tax Band - C Deposit - £850 PCM

Min Yr Afon, Ruthin

2 Bedrooms - Bungalow

Located in the charming town of Ruthin, this delightful two-bedroom link-detached bungalow at Min Yr Afon offers a perfect blend of comfort and convenience. Offering a light and airy living room and modern kitchen. This newly decorated and newly carpeted bungalow features two well-proportioned bedrooms and bathroom. There is a large private rear garden along with a garden to the front of the property.

The bungalow is equipped with double glazing and gas central heating, ensuring a comfortable environment throughout the year. Additionally, the property boasts ample off street parking and link detached garage

With its close proximity to the town centre, residents will enjoy easy access to local amenities, shops, and services. To be considered for this property you will need an annual income of above £25,500

Accommodation

Composite door, with uPVC glazed panel adjacent opens into:

Entrance Hall

5'1" maximum 26'9" minimum x 7'11" maximum 1.444 m

With a newly fitted carpet, electric metre cupboard incorporating the electric meter and consumer box, gas meter and doors lead off to:

Kitchen

10'10" maximum 9'1" minimum x 7'10"

With a modern range of drawer and base units with work surfaces and wall units over, tiled splash backs, stainless steel single bowl single drainer sink with mixer tap, void for cooker, stainless steel extractor hood, void for tall standing fridge freezer, uPVC double glazed window to the side elevation, uPVC double glazed door opens on to the side driveway

Living Room

16'9" x 11'4"

With fireplace on a tiled hearth and surround, two radiators, T.V aerial, double glazed window to the front elevation, door leads to:

Inner Hall

4'4" x 5'4"

Cupboard incorporating Worcester gas central heating/hot water combination boiler, doors lead to:

Bedroom One

10'1" maximum 8'4" minimum x 13'3"

With radiator, power point and uPVC double glazed window to the rear elevation

Bedroom Two

8'10" x 9'2"

With radiator, power points and uPVC double glazed window to the rear elevation

Bathroom

5'2" x 7'0"

With a modern three piece white suite comprising panel bath with Mira electric shower, tiling to shower area, pedestal wash basin with tiled splash back, WC, radiator, double glazed obscure window to the rear elevation

Outside


To the front of the property is a small lawned area and concrete drive providing parking which leads to the garage with up and over door, power and light, and in turn to the rear garden via a timber gate. The large rear garden is laid to lawn and bounded by hedges and timber fencing.

Directions

From our Ruthin office proceed up Well Street and down Clwyd Street, at the junction bear right and right again onto Park Road, take a right hand turning sign posted Min Yr Afon. The property will be found on your left hand side by way of our To Let board



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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