

williamslettings



15 Min Yr Afon, Ruthin, LL15 1NR

£895 Per Month



EPC - D66 Council Tax Band - C Deposit - £895 Per Month

Min Yr Afon, Ruthin

2 Bedrooms - Bungalow - Semi Detached

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. The bungalow features two well-proportioned bedrooms and shower room/W.C. One of the standout features of this property is the large private rear garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting.

The bungalow is equipped with uPVC 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, making daily life both convenient and enjoyable.

Accommodation

Double glazed uPVC door with adjoining uPVC window.

Entrance Hall

5'1" x 4'1"

Newly laid carpet, single power point, built in cupboard housing Worcester central heating boiler with shelving and lighting.

Kitchen

9'10" minimum 11'8" maximum x 7'10"

With a range of wall, drawer and base units, single stainless steel sink and drainer, plumbing for a washing machine, power points, extractor hood, extractor fan, linoleum flooring and uPVC window to the side and uPVC door to the side elevation.

Living Room

11'4" x 16'8"

With uPVC window to the front elevation, laminate flooring, TV arial, power points, radiator, with fire suite incorporating a coal effect with living flame gas fire. Door leads into

Inner Hall

4'0" x 5'3"

With newly laid carpet, power point, loft access hatch and airing cupboard incorporating a radiator.

Bedroom One

10'1" x 13'3" - dressing area - 5'4" x 7'11"

With newly laid carpet, radiator, quadruple wardrobe and square arch leading to the dressing area with power point, newly laid carpet, uPVC window to the rear and uPVC door leading onto the rear garden.

Bedroom Two

8'11" x 9'1" - dressing area 4'8" x 7'1"

With radiator, power points and square arch leading into the dressing area, with power point and window to the rear elevation.

Shower Room

With a low flush W.C, pedestal washbasin, step to a raised shower enclosure, with overhead Mira shower, extractor fan, linoleum flooring, radiator and obscure uPVC window to the side elevation.

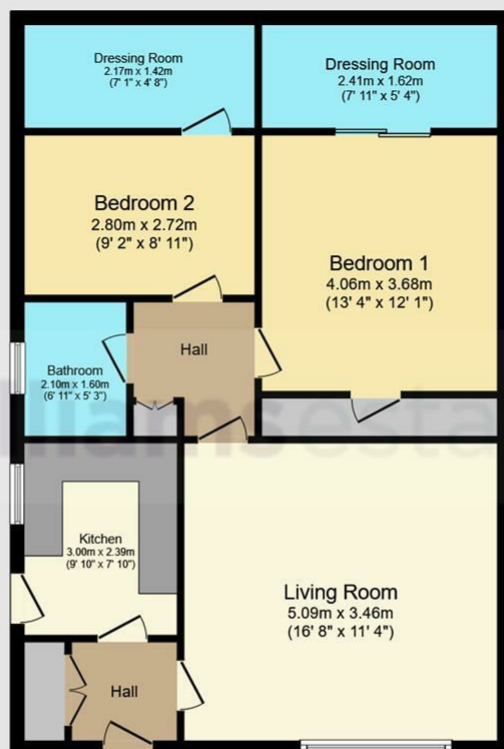
Outside

The property is approached via a driveway for ample off street parking and leading to a link detached garage, with up and over door and personal door to the side giving access to the rear garden. The front garden is laid to lawn with a variety of bushes. From the driveway a wrought iron gate leads to the rear garden. The rear garden is a particular feature of the property as a good size with raised decked patio, large lawned garden with mature trees and a tranquil setting.

Directions

Proceed from Ruthin office right and take the fourth exit off the roundabout onto Market Street. Continue to the bottom and turn left onto Park Road. Continue along turn left onto Min yr Afon where the property can be found on the left hand side.





Floor Plan

Floor area 82.4 sq.m. (887 sq.ft.)

Total floor area: 82.4 sq.m. (887 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		74
(55-68) D	66	
(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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