



**20 Bryn Eryl, Ruthin, Denbighshire, LL15
1DT**

£350,000

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EPC - D68 Council Tax Band - F Tenure - Freehold

Bryn Eryl, Ruthin

4 Bedrooms - House - Detached

Offered For Sale with NO ONWARD CHAIN a spacious detached family home in a quiet residential area of Ruthin. The property boasts four double bedrooms, master with en-suite, family kitchen and dining room, conservatory, living room, downstairs cloakroom and family bathroom. Added benefits include front and rear gardens, driveway parking and a garage. The property has gas central heating and double glazing, solar panels provide electricity and are also able to provide hot water. EPC Rating - D68, Tenure - Freehold, Council Tax Band - F



Accommodation

uPVC double glazed front door leads into

L shaped Reception Hall

Double panel radiator, stairs rising off to first floor, doors leading to Kitchen, Dining Room, Living Room and Cloakroom

Cloakroom

WC, wash hand basin, radiator, tiling to half height, uPVC double glazed window with obscure glass to the front elevation

Living Room

15'10" x 11'9" (4.84 x 3.6)

Feature fireplace housing a real flame gas fire, two radiators, dual aspect uPVC double glazed windows to the front and rear elevations

Dining Room

15'1" x 12'0" (4.6 x 3.68)

Extended dining room, double panel radiator, uPVC double glazed sliding patio doors lead to

Conservatory

12'3" x 8'5" (3.75 x 2.57)

uPVC double glazed, tiled floor, electric wall heater, door leads out onto the rear garden

Kitchen

13'1" x 9'1" (4.0 x 2.78)

Fitted with a range of base units and drawers, glazed display wall units, complimentary working surfaces, integrated oven, four ring hob, single bowl double drainer sink and mixer tap, tiled splash backs, integrated fridge and freezer, plumbing for washing machine, tiled floor, double panel radiator, uPVC double glazed window to the rear overlooking the gardens, double glazed door leads out to the side

Stairs from Hall to Landing

uPVC double glazed window to the front elevation, airing cupboard housing hot water tank and shelving



Bedroom 1

16'1" x 13'1" (4.92 x 4.0)

Dual aspect uPVC double glazed windows to the front and rear elevations, two radiators

En-suite

Fitted with shower cubicle and mixer shower, wash hand basin, WC, fully tiled, single panel radiator and extractor fan

Bedroom 2

11'3" x 9'5" (3.44 x 2.88)

Built in mirror fronted wardrobes with sliding doors, radiator, uPVC double glazed window to the rear elevation

Bedroom 3

9'5" x 9'4" (2.88 x 2.87)

uPVC double glazed window to the rear elevation, radiator

Bedroom 4

9'2" x 8'9" (2.8 x 2.68)

uPVC double glazed window to the front elevation, radiator

Bathroom

White suite comprising panel bath, pedestal wash hand basin, WC, fully tiled walls, tiled floor, heated towel rail, uPVC double glazed window to the side elevation

Outside

To the front of the property a block paved double width drive provides parking and access to the garage and front door. There is a lawed area and path leading via a gate to the side and rear of the property. To there rear there is a lawned garden with patio area

Garage

Accessed via a remote control powered door, power and light

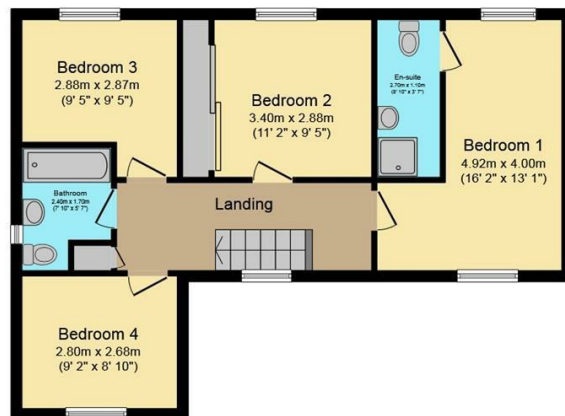
Directions

From the Agents Ruthin office proceed to the bottom of Well Street, at the junction continue straight across and turn left onto Rhos Street and straight on. Take the second left onto Bryn Eryl then first right and the property will be found on the left hand side





Ground Floor



First Floor

Total floor area 141.0 m² (1,518 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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