



**7 Lon Yr Eglwys, Rhewl, LL15 1TJ**

**£260,000**



**EPC - B84   Council Tax Band - C   Tenure - Freehold**

# Lon Yr Eglwys, Rhewl 3 Bedrooms - House

Located in the village of Rhewl, this modern semi-detached family house offers a delightful blend of contemporary living and village living. Built in 2021, this new build property spans an impressive 1,033 square feet, providing ample space for family life.

The house features three well-proportioned bedrooms, perfect for accommodating a growing family or providing guests with a comfortable stay. The heart of the home is undoubtedly the large kitchen diner, which comes equipped with integrated appliances, making it an ideal space for both cooking and entertaining. The open layout allows for a seamless flow between the kitchen and dining area, creating a warm and inviting atmosphere.

Outside, the property boasts a dual-width block-paved driveway, ensuring convenient off-road parking. The private rear garden offers a peaceful retreat, perfect for enjoying sunny afternoons or hosting family gatherings.

Located close to the market towns of Ruthin, residents will benefit from a range of local amenities, including shops, schools, and recreational facilities. This property is not just a house; it is a home that promises comfort and convenience in a picturesque setting. Whether you are looking to settle down or invest in a family-friendly environment, this property is an excellent choice.

EPC Rating:B84 - Council Tax Band: C - Tenure: Freehold



## Accommodation

Composite front door with double glazed panel adjacent leads into

## Reception Hall

With radiator, storage cupboard and stairs leading off

## Cloakroom/Utility

With low flush W.C, washbasin, plumbing for a washing machine, void for a tumble dryer, extractor fan, chrome heated towel rail and double glazed window to the side elevation.

## Living Room

10'11" maximum 8'4" minimum x 17'3" (3.33 maximum 2.55 minimum x 5.26)

With radiator and double glazed window to the front elevation enjoying views open views over the cul de sac.

## Kitchen Diner

11'9" maximum 9'2" minimum x 18'2" maximum 6'6" min (3.6 maximum 2.8 minimum x 5.56 maximum 2.0 minimum)

Offering a full range of modern wall, drawer and base units, to three walls, with worktops over, integrated fridge and freezer, integrated dishwasher, integrated oven, four ring gas hob with extractor hood over, one and a half sink with mixer tap and double glazed window to the rear. Large dining area with radiator and double glazed double doors opening onto the rear garden

## Stairs/Landing

Stairs lead to the landing with radiator, loft access hatch, linen cupboard and double glazed window to the side elevation and doors off

## Bedroom One

13'9" maximum x 7'10" (4.2 maximum x 2.4)

With radiator and double glazed window to the front elevation with views over the playing field and towards the Clwydian Range and Moelfammau



## Bedroom Two

11'1" x 12'10" (3.4 x 3.93)

With radiator and double glazed window to the rear elevation

## Bedroom Three

11'1" x 6'10" (3.4 x 2.1)

With radiator and double glazed window to the rear.

## Bathroom

7'1" x 7'10" (2.18 x 2.4)

With panelled bath with mixer tap and shower head connection, washbasin, low flush W.C, heated chrome towel rail, tiling around bath area and double glazed window to the front elevation

## Outside

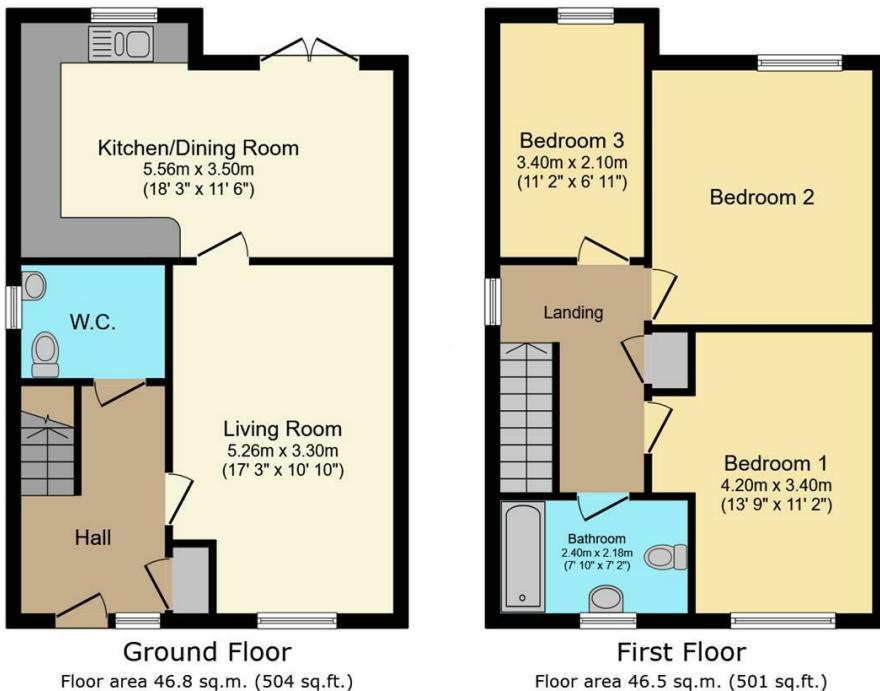
The front elevation offers a block paved double width driveway for off street parking. The rear garden offers a large patio area with the remainder of the garden being lawned and is bound by fencing for privacy.

## Directions

Proceed from Ruthin office right onto Clwyd Street.

Continue to the junction and turn right and immediate left onto Borthyn & Denbigh Road. Continue along towards Denbigh and upon entering Rhewl village turn right just passed the Drovers Arms and then right where Lon yr Eglwys can be found on the right hand side.





Total floor area: 93.3 sq.m. (1,005 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](http://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) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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Call us on  
01824 704050  
Ruthin@williamsestates.com