



45 Stryd Yr Wylan, Ruthin – LL15 1QJ
Offers in Region of **£240,000**

45 Stryd Yr Wylan

Ruthin

A modern three bedroom semi-detached family home located in a sought-after residential area of Ruthin. The accommodation comprises of a welcoming entrance hall, a spacious and cosy living room, stylish kitchen/diner with integrated appliances and french patio doors to the rear garden and downstairs cloakroom. Upstairs the property boasts three double bedrooms, the master benefiting from an en-suite and a family bathroom. Externally the property features a full enclosed south facing rear garden complete with a decked sitting area. Located on a corner plot with a driveway providing off-street parking for two vehicles close to local amenities and schools early viewings is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Accommodation

Having a composite front door with frosted double glazed panel leading into:

Entrance Hall

5' 9" x 5' 7" (1.75m x 1.70m)

Featuring tiled flooring, powerpoints, radiator, lighting, staircase rising, cupboard housing the fuse box and storage, and door leading into:

Living Room

12' 3" x 14' 1" (3.73m x 4.30m)

A spacious, bright and airy room with uPVC double glazed window to the front elevation, radiator, powerpoints, lighting, wood effect vinyl flooring and door leading into:

Kitchen / Dining Room

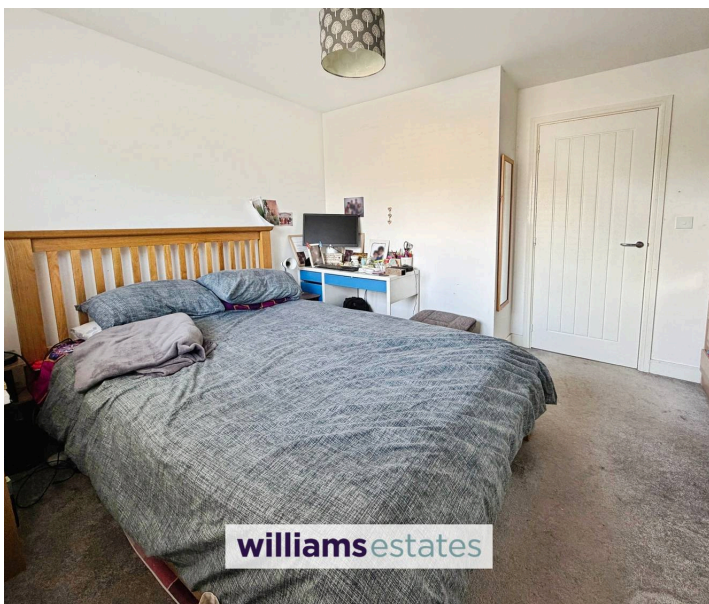
15' 7" x 9' 8" (4.75m x 2.95m)

A bright and spacious kitchen, having base units and drawers with complimentary wood effect working surfaces over and wall units above, under-cupboard lighting, cupboard housing the Logic boiler, integrated Zanussi double electric oven and grill, integrated fridge/freezer, four ring gas hob with stainless steel splashback and overhead extractor hood, stainless steel one and half bowl sink and drainer with mixer taps, radiator, large understairs storage cupboard, tiled flooring, lighting, uPVC double glazed french doors to the rear garden, uPVC double glazed window to the rear elevation, space for dining table, power points and door leading into:

Downstairs Cloakroom

6' 2" x 3' 6" (1.87m x 1.06m)

Having tiled flooring, low flush w.c, pedestal wash basin with mixer tap and tiled splash back, radiator, lighting and extractor fan.



Landing

6' 5" x 4' 9" (1.95m x 1.46m)

Stair from the entrance hall leading upto the first floor with loft access, radiator, powerpoints and doors off:

Bedroom One

9' 9" x 11' 2" (2.98m x 3.41m)

A generous sized double bedroom with uPVC double glazed window to the front elevation, radiator, powerpoints, space for wardrobes and door leading into:

En-suite

5' 7" x 5' 10" (1.70m x 1.78m)

A modern en-suite comprising of pedestal wash basin with mixer tap, low flush w.c, corner shower with glazed shower screen and door with electric shower unit, partly tiled walls, uPVC double glazed frosted window to the front elevation, lighting, extractor fan, and wall mounted heated towel rail.

Bedroom Two

8' 8" x 10' 10" (2.64m x 3.29m)

Another double bedroom with uPVC double glazed window to the rear elevation, radiator, powerpoints and lighting.

Bedroom Three

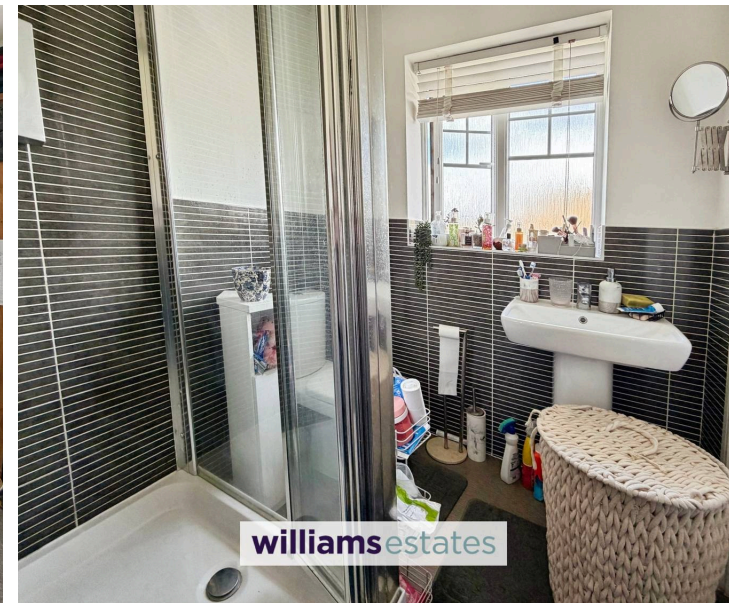
6' 8" x 11' 8" (2.04m x 3.56m)

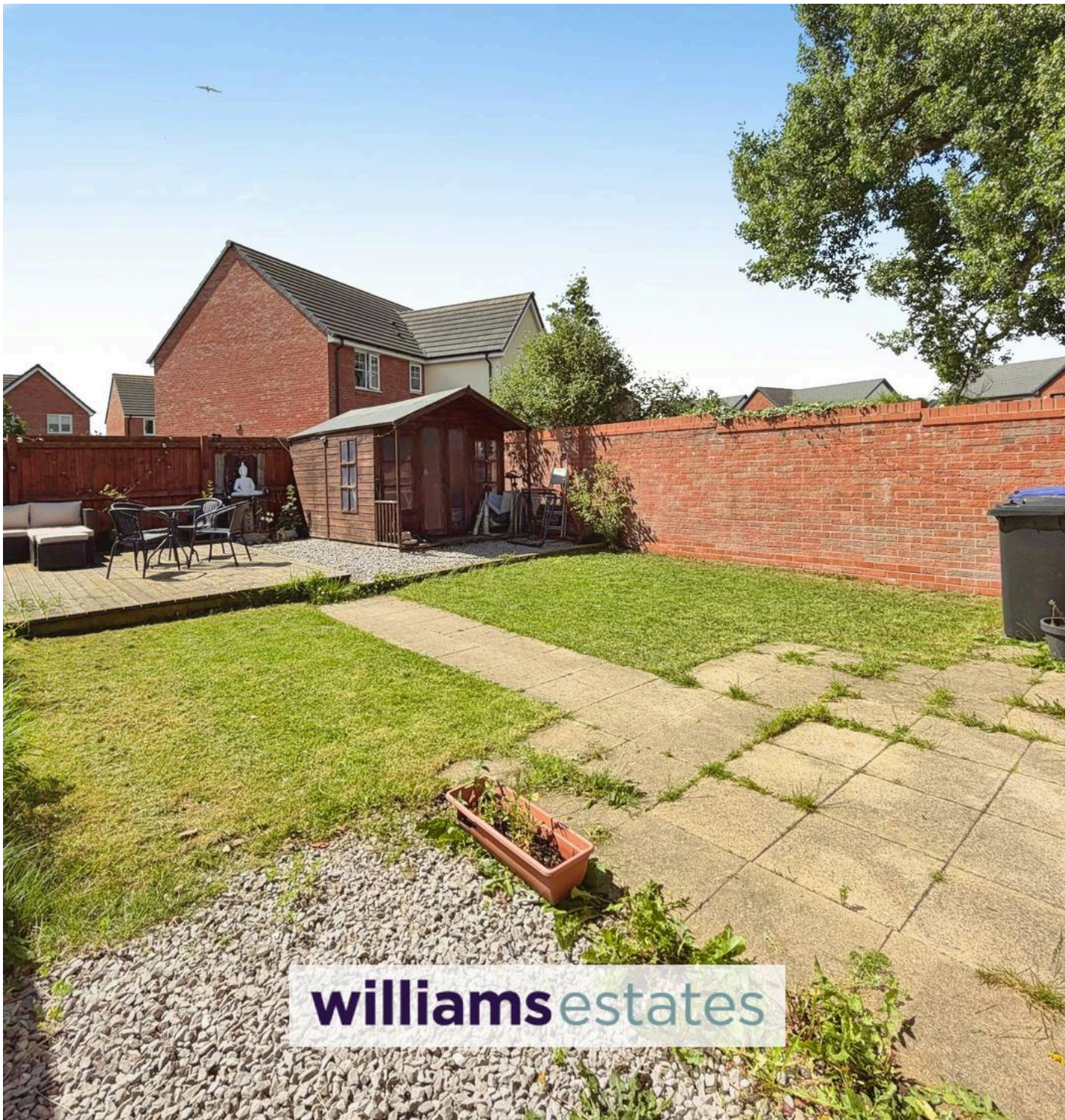
A generous sized bedroom with uPVC double glazed window to the rear elevation, powerpoints, radiator, space for wardrobes and lighting.

Family Bathroom

5' 8" x 6' 9" (1.72m x 2.07m)

A stylish bathroom comprising of pedestal wash basin with mixer tap, low flush w.c, paneled bath with hot and cold taps and overhead rainfall shower with glass shower screen, part tiled walls, wall mounted heated towel rail, extractor fan and lighting.



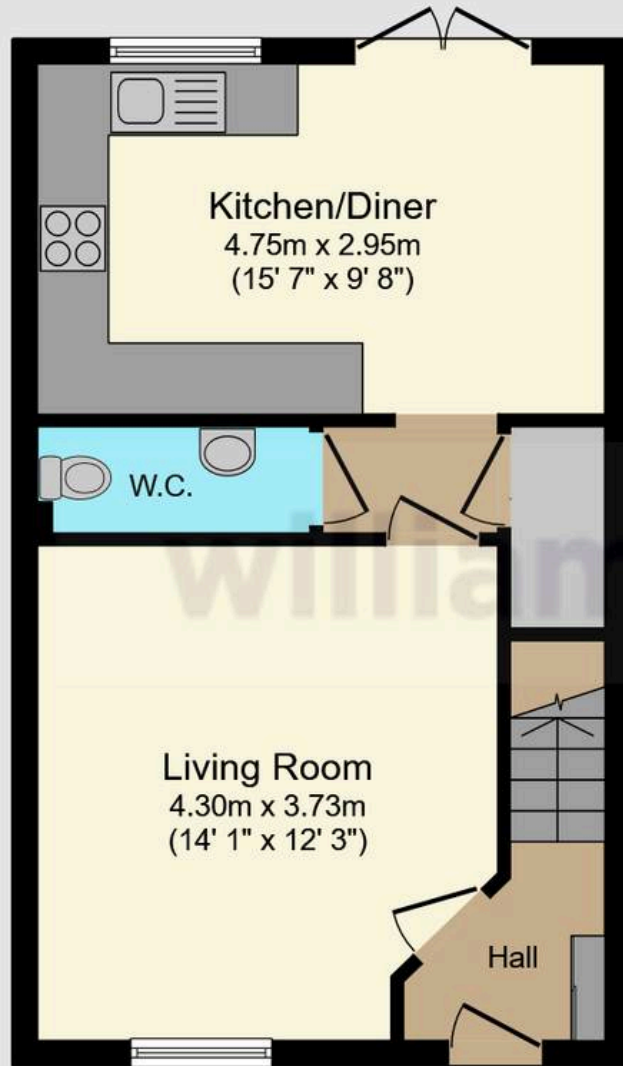


Outside

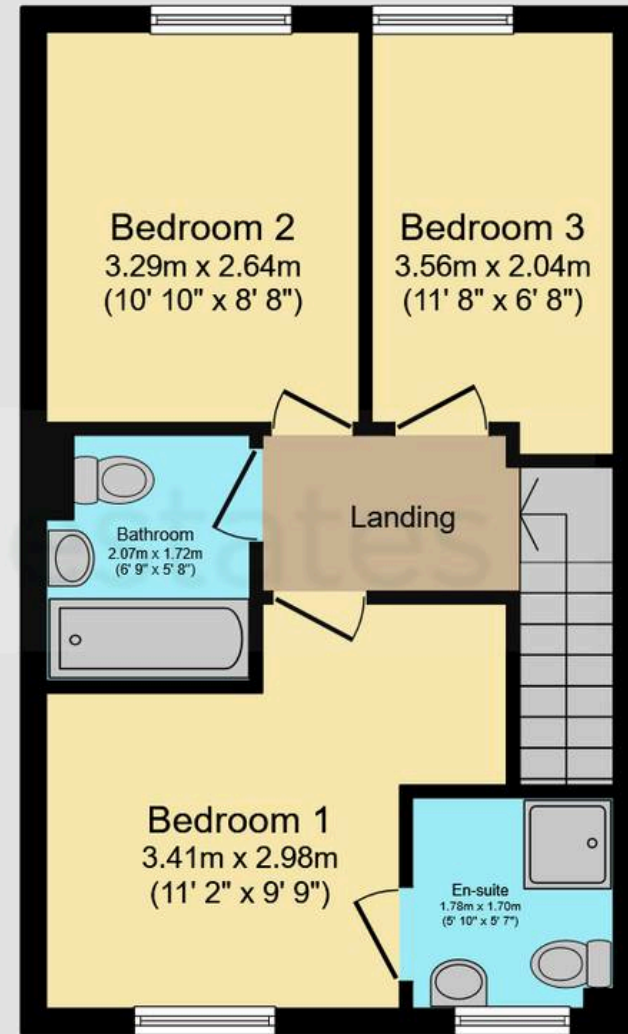
To the front of the property is a private driveway providing parking for two cars, bordered by a small front lawn with a laid to lawn area extending down the side elevation. A paved path leads to the front door and down the side of the property to the rear garden, which is accessed via a wooden gate. The rear garden is south-facing and full enclosed by wooden fencing and a brick wall. There is a patio area and a paved path to either side having laid to lawn, there is a stoned area where the current owners have positioned a shed.

DRIVEWAY

2 Parking Spaces



Ground Floor



First Floor

Total floor area: 78.6 sq.m. (846 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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Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

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