



**williams**estates

Trem Y Castell Llanfair Road, Ruthin – LL15 1BU  
£345,000

# Trem Y Castell Llanfair Road

Ruthin, Ruthin

No Onward Chain - Located on Llanfair Road in the charming town of Ruthin, this delightful two/three bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a large reception room that invites natural light, together with a separate dining room/third bedroom and conservatory.

The well-appointed kitchen is complemented by a separate utility room, providing additional space for your household needs and W.C. Ample parking together with garage. The bungalow is conveniently located close to local amenities, making it easy to access shops, cafes, and other essential services.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



**williams**estates



### **Accommodation**

A uPVC double glazed door leading into:

### **Entrance Porch**

Dimensions: 1.791 x 1.067 (5'10" x 3'6" ). A room to store shoes and coats with a further door leading into:

### **Hallway**

A L shaped hall way with doors off, power points, two double panelled radiators and a storage cupboard.

### **Kitchen**

Dimensions: 4.232 x 3.604 (13'10" x 11'9" ). Having a range of wall, drawer and base units, work tops above, breakfast bar to the centre with cupboards underneath and tiled worktops, integrated dishwasher, double oven, four ring gas hob, one and half sink with drainer and mixer tap, tiled splash back and tiled flooring, void for fridge, cupboard housing the boiler, power points, small double panelled radiators, two uPVC double glazed windows, one to the front elevation and one to the side elevation with a door leading into:

### **Inner Porch**

A well thought through design with uPVC door to the front elevation, tiled flooring, double panelled radiator with doors off into the W.C and utility room.

### **Utility Room/W.C**

Having a W.C, double stainless steel wash basin with stainless steel mixer tap, a range of wall and base units with tiled work tops and splash back, washer machine power points, tiled flooring, two uPVC double glazed windows creating a bright and airy room and a door leading into the garage.



### Living Room

Dimensions: 5.466 x 3.638 (17'11" x 11'11"). A good sized room with a large uPVC double glazed window to the rear elevation allowing lots of natural light, a feature fireplace with electric log burner and tiled hearth, two double panelled radiators, power points and uPVC double glazed sliding door leading into:

### Conservatory

Dimensions: 6.518 x 3.441 (21'4" x 11'3" ). Another good sized room with uPVC double glazed windows surrounding, tiled flooring, power points, double panelled radiator, uPVC door and two sets of patio doors one to the side elevation and one to the rear elevation into the garden.

### Dining Room/Third Bedroom

Dimensions: 3.636 x 3.091 (11'11" x 10'1"). A nice sized room with power points, double panelled radiator, built in shelving with storage cupboards underneath, a uPVC double glazed window to the rear elevation with great views over to Ruthin Castle.

### Bedroom One

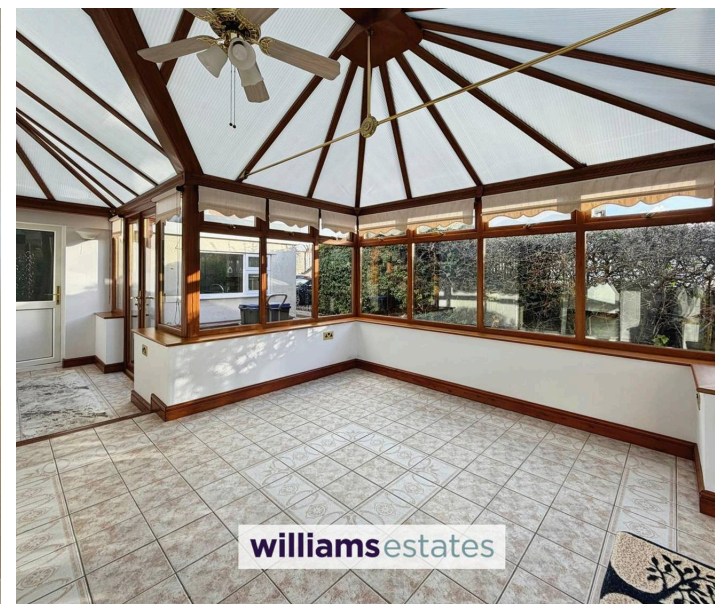
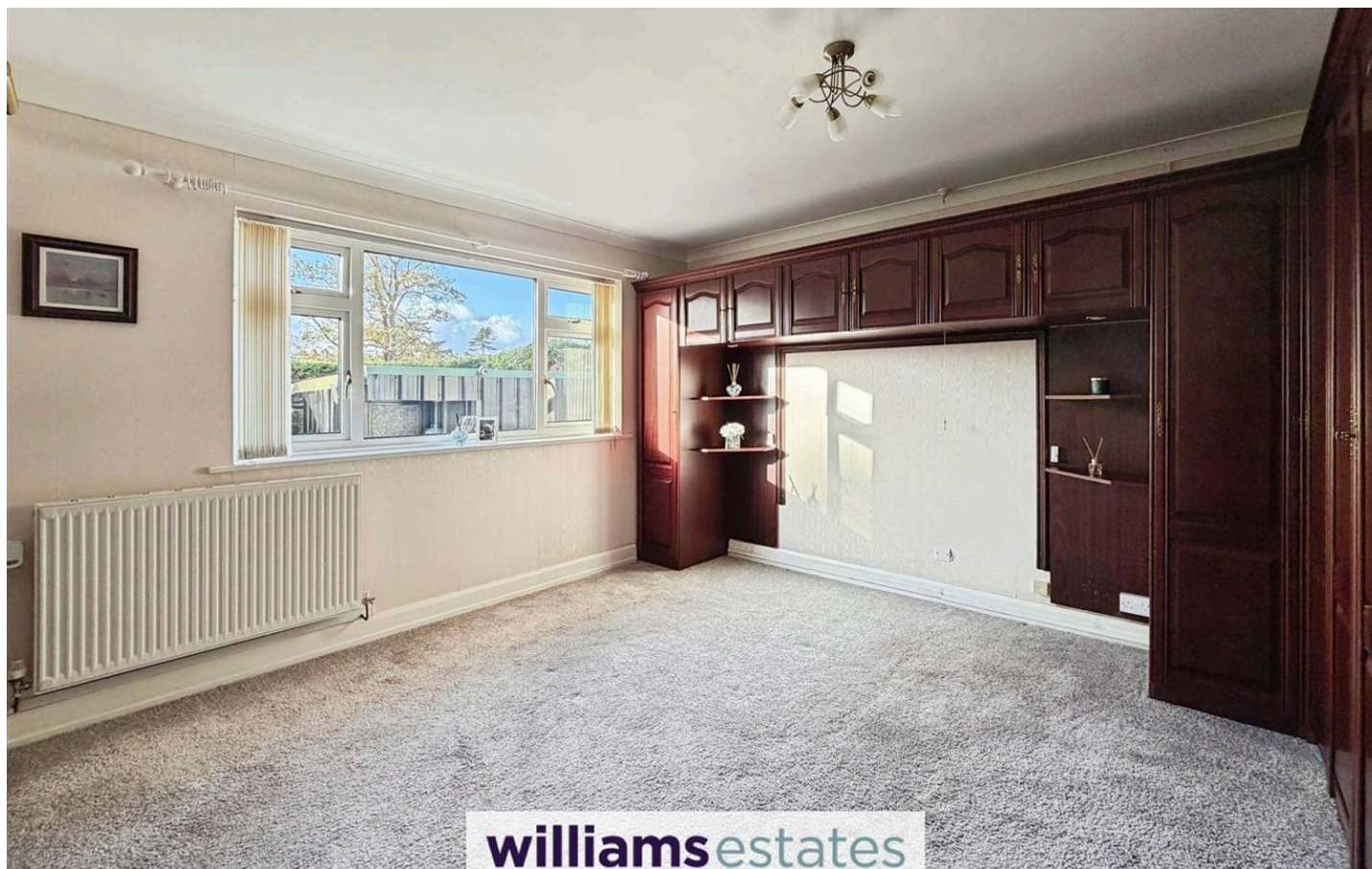
Dimensions: 3.903 x 3.619 (12'9" x 11'10"). This bedroom features elegant built in wardrobes. These offer generous storage with multiple shelves, drawers and hanging space, power points, double panelled radiator, uPVC double glazed window to the rear elevation.

### Bedroom Two

Dimensions: 3.014 x 2.731 (9'10" x 8'11"). With two panelled radiators, power points, built in wardrobe and uPVC double glazed window to the front elevation.

### Bathroom

With low flush W.C, and wash basin with stainless steel mixer tap, full length shower cubicle with stainless steel power shower, double panelled radiator, three small uPVC double glazed windows and partly tiled walls.





### **Outside**

The property is approached with block paved driveway offering ample off street parking in turn leading into the garage, the driveway having stocked boarders to either side. A pathway leads to the side of the property providing access to the rear garden. Private garden with raised sun deck and far-reaching views — ideal for dining and relaxation

### **Garage**

Dimensions: 4.52 x 2.709 (14'9" x 8'10" ). With up and over door and windows.

### **Directions**

From our Ruthin office, turn left and continue down Well Street to the junction, at the junction turn right and continue onto Llanfair Road and the property can be found on the right hand side.

### **Note**

Part of the rear garden at Trem Y Castell is registered with Possessory Title under title number CYM756615. Possessory title is granted when the owner is unable to supply HM Land Registry with all of the historic title documentation to be granted absolute title. Title can be upgraded to absolute in November 2030, or earlier if further title documentation comes to light. The entirety of the property has been in continuous family ownership since 1983 and the whole of the garden area has been used as part of the property during this time without any dispute or challenge. The seller will offer indemnity insurance to provide additional reassurance to buyers and their lenders.

### **Driveway**

3 Parking Spaces



## Floor Plan

Floor area 150.6 sq.m. (1,621 sq.ft.)

Total floor area: 150.6 sq.m. (1,621 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)

**williams**  
estates



## Williams Estates Ruthin Office

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

01824704050 • [Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com) • [www.williamsestates.com](http://www.williamsestates.com)

Whilst every care has been taken to prepare these particulars, they are issued by Williams Estates Direct Limited, trading as Williams Estates, for guidance purposes only and do not constitute any part of an offer or contract. All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure their accuracy, they should not be relied upon, and prospective purchasers are advised to recheck the measurements