

**williams**estates

**Fotty Bach, Cyffylliog – LL15 2DY**

Offers in Region of **£325,000**

# Fotty Bach

Cyffylliog, Ruthin

Tucked away in a peaceful rural setting, this charming two-bedroom detached cottage offers a wonderful blend of character and modern comfort. Step inside and you'll immediately notice the warm, welcoming atmosphere, with original features and thoughtful updates throughout. The heart of the home is the spacious living room and dining area, complete with a cosy log burner and breathtaking views of the rolling countryside and open fields. Both double bedrooms are generously sized and offer stunning views of the surrounding countryside. Sustainable living is made easy here with the solar panels and an air source heat pump. The detached double garage offers fantastic storage or could easily serve as a workshop or hobby space, giving you flexibility for whatever suits your lifestyle. Throughout the home, you'll find a lovely mix of period charm and modern convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





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### Accommodation

uPVC wood grain effect stable door with double glazed glass panels leading into

### Entrance Hall

With tiled flooring, oak staircase up to the first floor and doors off

### Kitchen

11' 11" x 8' 3" (3.63m x 2.51m)

Having a base units and drawers with complementary wood working surfaces over, Belfast sink with mixer tap, electric oven with four ring electric hob, power points, radiator, uPVC wood effect double glazed windows to the front elevation, original tiled flooring and a hallway leading into

### Utility Room/ Pantry

4' 4" x 7' 3" (1.32m x 2.21m)

Having the same flooring running through from the kitchen with an under stairs pantry having shelving and lighting which then leads to the utility area with base units, working surfaces over, stainless steel bowl with mixer tap, space and plumbing for washer machine, power points, tiled splash back, home of the battery operator, uPVC wood effect double glazed window to the rear elevation and storage cupboard.

### Lounge / Dining Room

16' 10" x 14' 1" (5.14m x 4.28m)

From the kitchen door leading into a spacious bright and airy room with slate flooring, panelled radiator, raised slate hearth with wood burning stove and oak beam above, power points and uPVC double glazed windows to the front elevation with incredible views of the countryside.



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### Shower Room

7' 3" x 8' 7" (2.21m x 2.61m)

A spacious shower room having a three piece suit comprising of low flush W.C, pedestal wash basin with mixer taps, corner shower cubicle with electric shower and glass shower screen, tiled flooring with underfloor heating, two chrome wall mounted towel radiators and deep uPVC double glazed window to the front elevation.

### Landing

Stair rising from the entrance hall leading up to the first floor with radiator and doors off

### Bedroom One

11' 8" x 12' 0" (3.55m x 3.67m)

A double bedroom with powerpoints, radiator, uPVC wood effect double glazed window to the front elevation with countryside views and loft access.

### Bedroom Two

12' 0" x 8' 11" (3.67m x 2.73m)

A further good sized bedroom with powerpoints, radiator, loft access and uPVC wood effect double glazed window to the front elevation again having stunning views.

### Outside

The property enjoys breathtaking panoramic views across rolling countryside and open green fields. The beautifully landscaped gardens have been lovingly maintained and offer an abundance of mature planting, colourful borders, established hedging and a variety of secluded seating areas perfectly positioned to enjoy the peaceful surroundings. A charming stone pathway winds through the gardens, creating a tranquil and private atmosphere, while the elevated position provides spectacular far-reaching vistas. The grounds are bordered by open pastureland and scattered mature trees. To the rear of the property is two large storage sheds and large log store.

### Garage

A double garage with electric, lighting and ample shelving.





### **Directions**

From our Ruthin office, head down Clwyd Street towards Denbigh, upon the junction bear left on to the A494 (Mwrog Street) continue over the roundabout following the road until you see the sign for Bontuchel bear right at this junction and follow the road for 1.8 miles keep right and follow the road for a further 1.8 miles. Turn right just before The Red Lion, up the hill following this road for 1.5 miles keeping right after the bend, follow this road keeping to the right when passing junctions on your left, climb steeply, passing through a farm, after which turn left, continue for 0.3 miles going past Boded/Bryn Ocyn which will be on your left, proceed straight down the tarmac lane, go over the cattle grids, after the third cattle grid turn immediately left and drop down the slope, Park at the small stone area at the farm gate next to the post boxes, through the gate turn right and walk down the drive to where you will find the property located on the left.

### **What 3 Words**

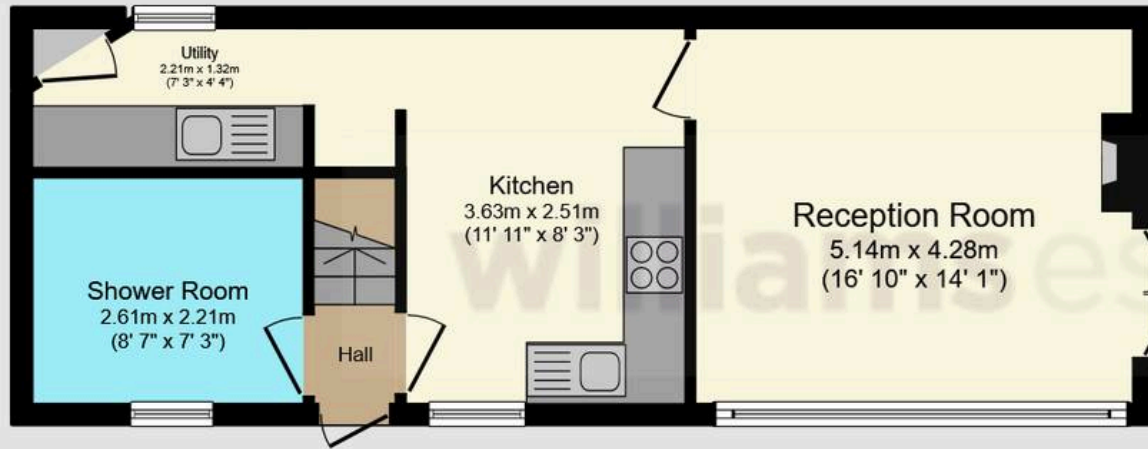
*///cheerily.headless.rural* (this will take you to the house gate)

### **DOUBLE GARAGE**

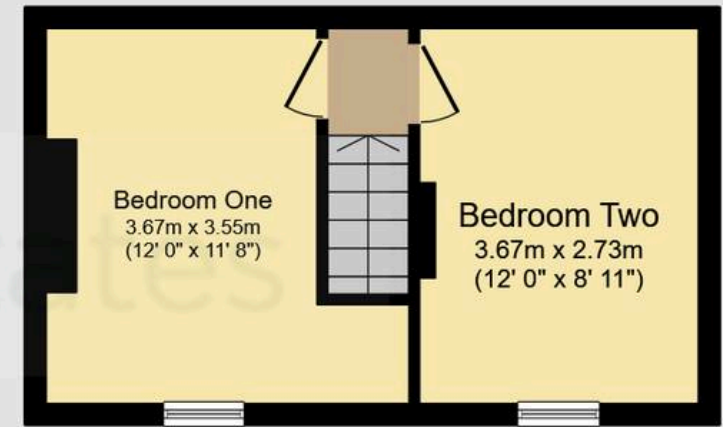
1 Parking Space

### **OFF STREET**

2 Parking Spaces



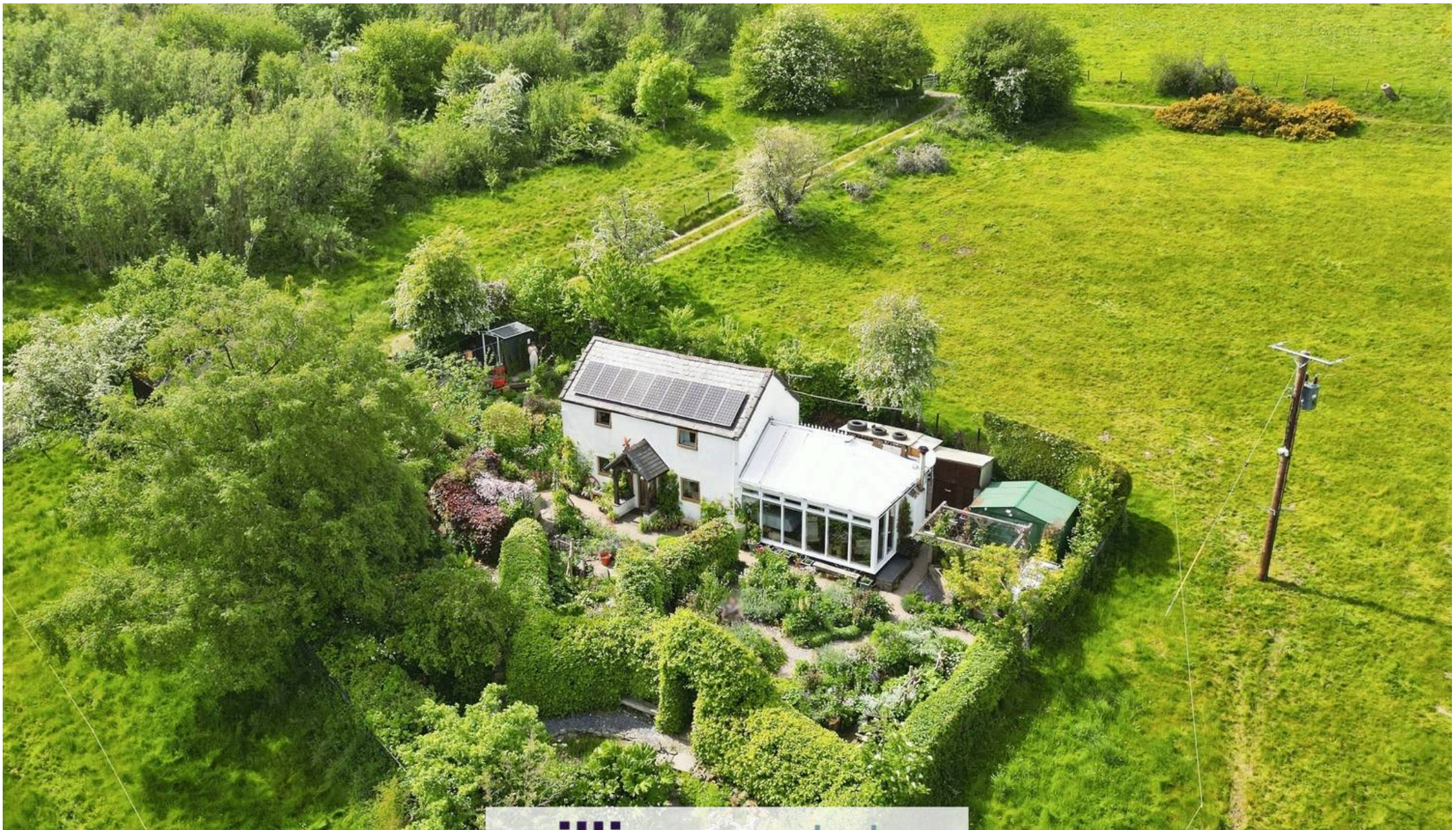
Ground Floor



First Floor

Total floor area: 62.9 sq.m. (677 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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