



williamsestates

5 Highland Cottages, Llanbedr Dyffryn Clwyd - LL15 1YF
£175,000

5 Highland Cottages

Llanbedr Dyffryn Clwyd, Ruthin

Williams Estates are pleased to bring to the market a two bedroomed, semi detached bungalow that offers a rare opportunity to live in one of North Wales highest view points. In need of some refurbishment and modernisation, the property comprises in brief of spacious lounge, fitted kitchen, two double bedrooms and bathroom. The property has a private rear garden and parking is available to the front.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Entrance Porch

Dimensions: 1.2 x 1.1 (3'11" x 3'7"). Meter cupboards and doorway to Lounge.

Living Room

Dimensions: 5.3 x 4 (17'4" x 13'1"). Double Glazed window offering extensive views across the Vale of Clwyd, fire surround, central heating radiator.

Kitchen

Dimensions: 3.2 x 3.3 (10'5" x 10'9"). Offering a range of wall and base units with intergrated electric oven & hob, sink and drainer. Central heating radiator, vinyl flooring, Double Glazed window and part Glazed UPVC door to rear garden.

Bedroom 1

Dimensions: 2.4 x 3 (7'10" x 9'10"). Double Glazed window offering extensive views across the Vale of Clwyd, Central Heating Radiator.

Bedroom Two

Dimensions: 3m x 3m (9'10" x 9'10"). Double glazed window with rear aspect, built in wardrobes, Central Heating Radiator.

Bathroom

Dimensions: 1.9 x 2.8 (6'2" x 9'2"). Corner bath with electric shower over , wash hand basin and w.c, part tiled walls, Double Glazed window



Entrance Porch

Dimensions: 1.2 x 1.1 (3'11" x 3'7"). Meter cupboards and doorway to Lounge.

Living Room

Dimensions: 5.3 x 4 (17'4" x 13'1"). Double Glazed window offering extensive views across the Vale of Clwyd, fire surround, central heating radiator.

Kitchen

Dimensions: 3.2 x 3.3 (10'5" x 10'9"). Offering a range of wall and base units with intergrated electric oven & hob, sink and drainer. Central heating radiator, vinyl flooring, Double Glazed window and part Glazed UPVC door to rear garden.

Bedroom 1

Dimensions: 2.4 x 3 (7'10" x 9'10"). Double Glazed window offering extensive views across the Vale of Clwyd, Central Heating Radiator.

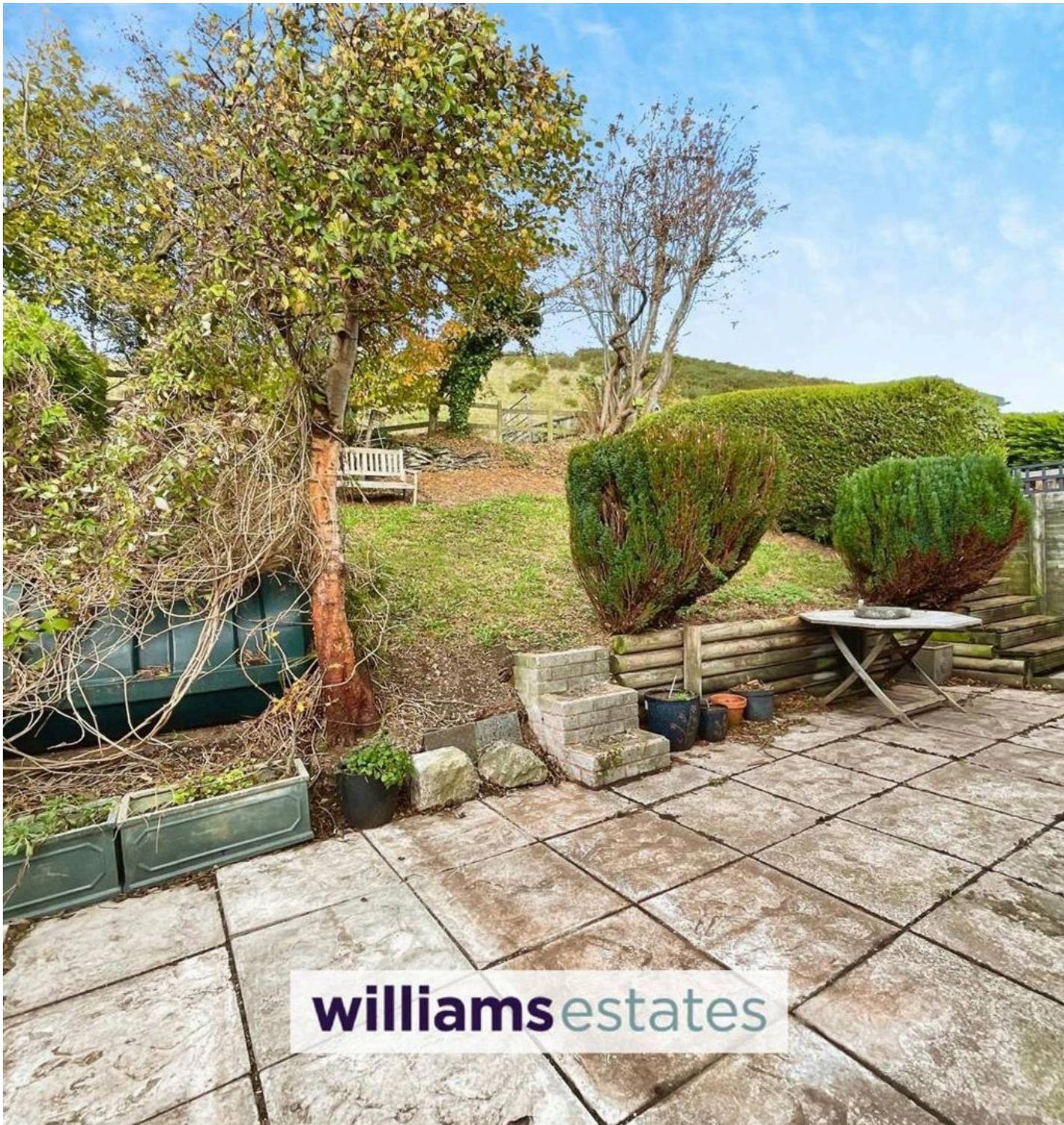
Bedroom Two

Dimensions: 3m x 3m (9'10" x 9'10"). Double glazed window with rear aspect, built in wardrobes, Central Heating Radiator.

Bathroom

Dimensions: 1.9 x 2.8 (6'2" x 9'2"). Corner bath with electric shower over, wash hand basin and w.c, part tiled walls, Double Glazed window





Garden

Private secluded rear garden with patio area, rising steps to a lawned area offering views up and across Moel Famau Mountain.

Directions

From our Ruthin Office, head North West on St Peters Square, at the roundabout take the 1st exit onto Market Street, then at the Cychfan Bric roundabout take the 3rd exit onto the A494 and follow this for 3.2 miles. Once you get to the Clwyd Gate, Turn left onto Rhos Street, take an immediate left and follow this up and the property is on your right hand side.

OFF STREET

1 Parking Space



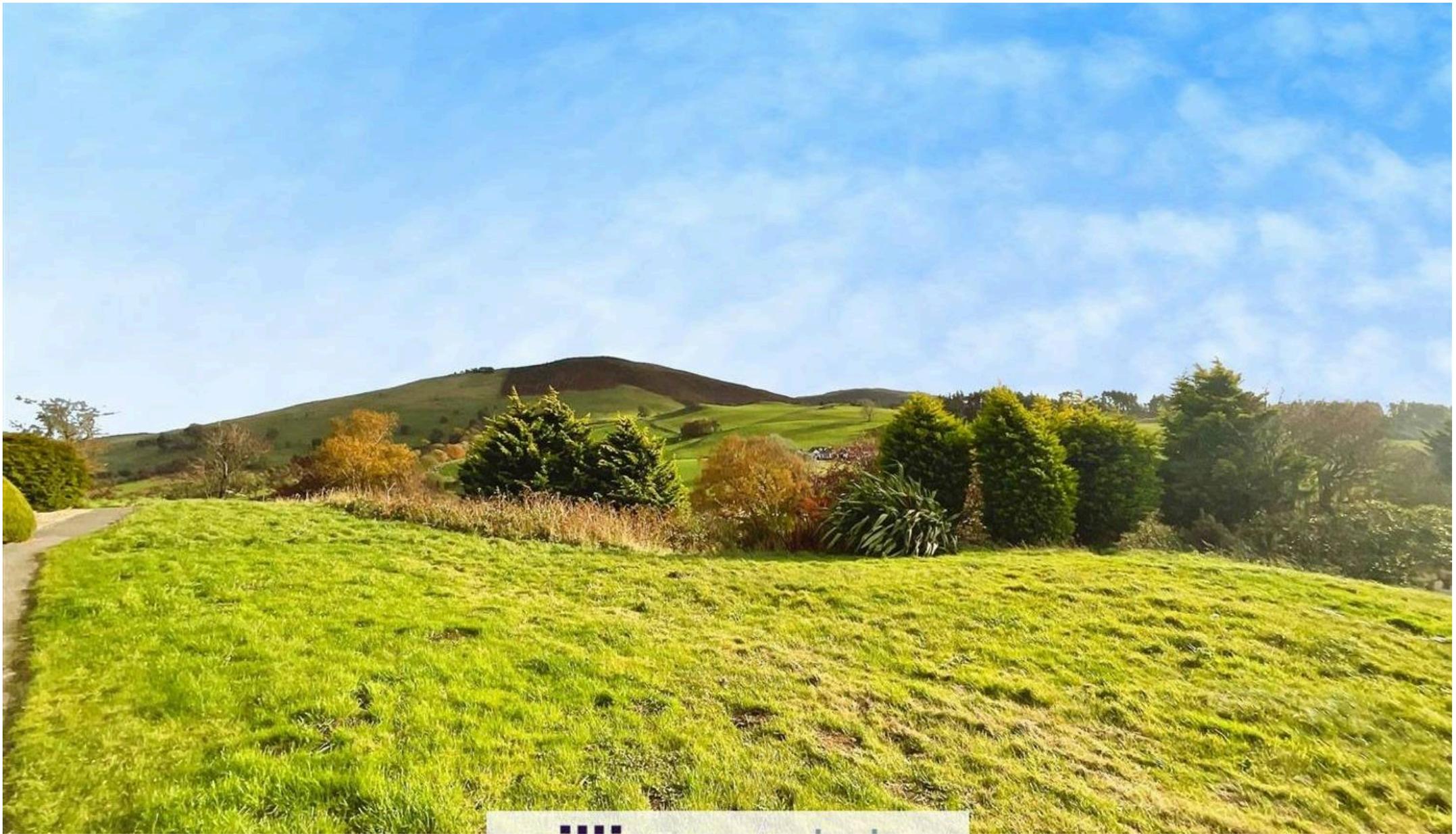
Floor Plan

Floor area 71.0 sq.m. (765 sq.ft.)

Total floor area: 71.0 sq.m. (765 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

williams
estates



Williams Estates Ruthin Office

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

01824704050 • Ruthin@williamsestates.com • 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