



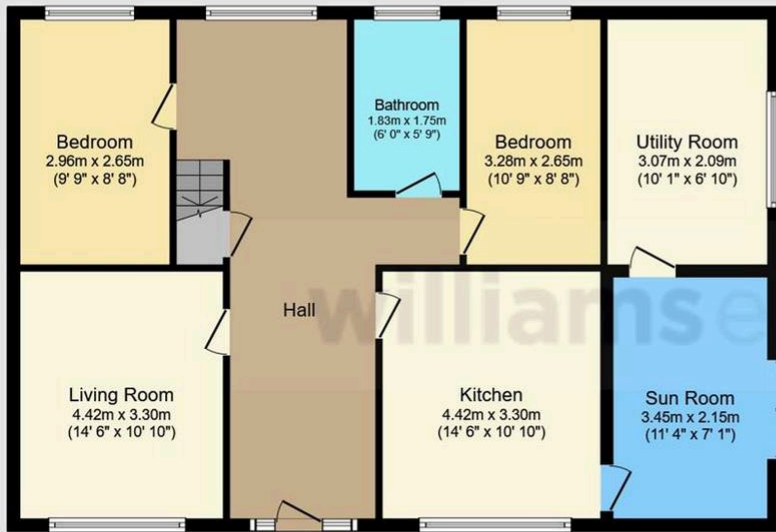
## Sandene, Ruthin Road, Gwernymynydd CH7 5LG - £299,950

Tenure: Freehold | Council Tax: Band D | EPC: 47E

Set in an elevated position within the sought-after village of Gwernymynydd, this charming detached bungalow enjoys far-reaching views and a peaceful yet well-connected setting.

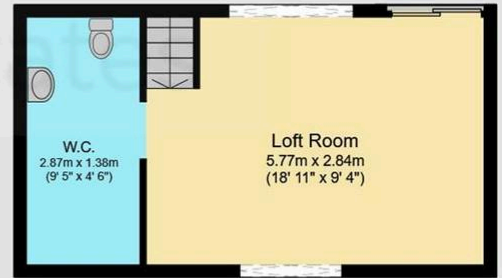
The wraparound gardens provide ideal spaces to relax and take in the surroundings, while inside, a spacious lounge/dining area, fitted kitchen, utility room, and bright sunroom create a comfortable and practical layout.

There are two ground floor bedrooms and a family bathroom, ideal for single-level living. Space-saving stairs lead to a versatile loft room, currently used as a principal bedroom with en suite, offering useful additional space.



### Ground Floor

Floor area 106.0 sq.m. (1,141 sq.ft.)



### First Floor

Floor area 32.5 sq.m. (350 sq.ft.)

Total floor area: 138.6 sq.m. (1,491 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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