



Hafod Meirion Wern Fechan, Ruthin, LL15 1EU

£175,000

 2  1  2  D

EPC - D63

Council Tax Band - D

Tenure - Freehold

Wern Fechan, Ruthin

2 Bedrooms - Bungalow

Located in a prime situation for Ruthin town centre this individually styled detached bungalow is conveniently placed for all amenities to include shopping, doctors surgery, education etc.

The accommodation has double glazing, gas central heating and briefly comprises entrance porch, reception hall, living room, snug, kitchen, two bedrooms and wet room.

There is extensive parking and a single garage and gardens to the front and rear.
Central heating boiler fitted in 2019 and bathroom suite

The property is being sold with the benefit of having NO CHAIN.

EPC Rating - 63D Tenure - Freehold, Council Tax Band - D



Brick faced feature arched entrance

Entrance Porch

6'1" x 1'11" (1.86 x 0.60)

Glazed double doors, tiled floor, feature leaded part glazed timber door opens into the:

Reception Hall

12'6" x 6'0" (3.82 x 1.84)

Radiator, doors leading off to

Living Room

11'2" in bay window x 10'11" (3.42 in bay window x 3.35)

Wooden fire surround with electric fire, built in cupboards, radiator, double glazed window to the front elevation.



Snug

10'11" x 10'11" (3.33 x 3.33)

Electric fire set within a tiled surround and hearth, radiator, double glazed window to the side elevation, built in cupboards to the alcove having slatted shelving, boiler serving the central heating and domestic hot water, part glazed door giving access to the:

Kitchen

14'5" x 7'6" (4.41 x 2.30)

Fitted with a range of base and wall mounted cupboards and drawers, working surfaces, stainless steel sink with drainer and mixer tap, void for freestanding cooker and a fridge and freezer, tiled floor, space for dining table, double glazed windows to the side and rear elevations, door to the :



Rear Porch

5'8" x 4'0" (1.73 x 1.23)

Tiled floor, double glazed window to the side elevation, part glazed timber door leads to the rear garden.

Bedroom One

12'4" into bay x 10'11" (3.78 into bay x 3.34)

Radiator, double glazed bay window to the front elevation.

Bedroom Two

10'11" max x 11'0" (3.33 max x 3.36)

Radiator, double glazed window to the rear elevation

Wet Room

7'1" x 6'4" (2.16 x 1.95)

Wet floor shower area with Mira electric shower and half height bi-folding shower screen, W.C, wash hand basin with semi pedestal, fully tiled walls, radiator, extractor fan, double glazed window to the rear elevation having obscure glass, access to the loft space.

Garage

16'3" x 16'0" (4.96 x 4.89)

Up and over single door, glazed windows and pedestrian door to the side, light and power.

Outhouse & Outside WC

9'7" x 5'7" (2.94 x 1.71)

Base unit with stainless steel sink and drainer, power and light, provision for a washing machine. Access to WC, double glazed window to the side, part glazed door, tiled floor.

Outside

A tarmac drive continues to the rear of the property providing extensive parking and access to Garage and lawned area via step to either side, a paved path leads to a timber storage shed with stable door and a timber dog kennel, the garden is bounded by established hedging and timber fencing, to the front is a lawned garden





Floor Plan

Floor area 81.2 m² (874 sq.ft.)

TOTAL: 81.2 m² (874 sq.ft.)

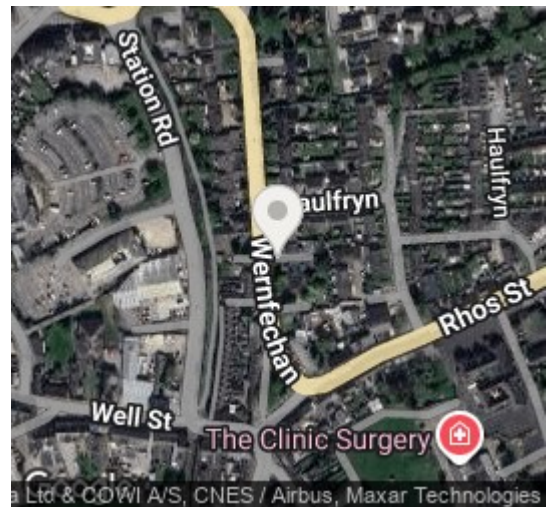
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	83
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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