



Aber Ddu, Llanfwrog, LL15 2AN – £575,000

Tenure: Freehold | EPC: TBC | Council Tax: F

Offered with no onward chain, this charming detached stone built three bedroom cottage is nestled in a desirable semi-rural location. The property exudes character throughout, featuring a spacious dining room and a welcoming living room complete with a cosy log burner. The well appointed kitchen, family bathroom, and additional downstairs shower room offer practical family living, while large windows frame picturesque countryside views from every aspect. Set within approximately 1.75 acres of beautiful grounds. A substantial stone-built outbuilding provides excellent storage or potential for workshop use, while the expansive lawns and established trees enhance the sense of privacy and seclusion. Despite its peaceful setting, the property is conveniently located approximately a 10 minute drive from Ruthin town centre. Combining character, space, stunning countryside surroundings and excellent potential, this unique property is not one to be missed.



1st Floor



Ground Floor

Total: 152 m2

Ground Floor: 88 M2, 1st Floor: 64 m2

Excluded Areas: Boiler Room: 2 M2, Low Ceiling: 0 M2, Bedroom Two: 1 M2, Landing: 0 M2, Walls: 15 m2



Intended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before



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