



**Bodnant Hirwaen, Llanbedr DC, Ruthin,  
Denbighshire, LL15 1TB**

**£350,000**

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**EPC - F35 Council Tax Band - F Tenure - Freehold**



# Hirwaen, Ruthin

## 2 Bedrooms - Bungalow - Detached

NO CHAIN

A detached bungalow located in the highly desirable area of Llanbedr DC a short distance from the popular market towns of both Ruthin and Mold.

The accommodation provides a double glazed conservatory style entrance, cloakroom, dining/kitchen, utility, living room having beautiful countryside views, conservatory, two bedrooms and bathroom.

To the exterior the property has beautiful lawned gardens with a good variety of trees, shrubs and plants.

A tarmac drive to the front provides parking and access to the garage with gardens and stunning views to the rear.

Early viewing is essential to truly appreciate the property and its stunning surroundings.

Tenure - Freehold. Council Tax Band - F. EPC Rating - F35



The accommodation comprises:

### Kitchen with Dining Area

21'5" x 19'6" (6.53 x 5.95)

Fitted with a range of base and wall mounted cupboards and drawers, integrated electric oven, sink unit having a mixer tap, void for a fridge and freezer, tiled floor, two uPVC double glazed windows to the rear elevation overlooking beautiful countryside views.

### Utility Room

8'0" x 5'11" (2.462 x 1.820)

uPVC double glazed door leading to the rear garden, void and plumbing for washing machine, space for dryer, oil boiler serving the central heating, tiled floor. Access to the Garage.



### W.C.

5'6" x 5'1" (1.679 x 1.554)

WC, pedestal wash hand basin.

### Living Room

19'10" x 15'5" (6.07 x 4.72)

uPVC double glazed window to the front elevation having extensive views, uPVC double glazed window to the rear and double glazed doors leading to the conservatory.

### Conservatory

20'3" x 8'10" (6.18 x 2.71)

uPVC double glazed windows having beautiful open views across adjoining countryside, french doors lead to the rear garden.



### Bedroom One

15'10" x 14'10" (4.84 x 4.53)

Well fitted having a good range of fitted wardrobes with hanging rails, storage cupboards and bedside tables, two uPVC double glazed windows to the front and side elevations having beautiful views across adjoining countryside, two radiators, pedestal wash hand basin.

### Bedroom Two

12'4" x 11'10" (3.78 x 3.61)

uPVC double glazed window overlooking the rear garden having beautiful far reaching views, radiator.

### Bathroom

8'4" x 7'6" (2.56 x 2.31)

Panel bath, pedestal wash hand basin, walk in shower enclosure, WC, heated chrome towel rail, uPVC double glazed window to the side elevation.

### Outside

Tarmacadam drive providing parking, access to a single garage. Front lawned garden, variety of trees and shrubs, built in bin store. Access to the side leads to the rear lawned garden, well stocked borders having a wide variety of trees, shrubs and plants, steps up to a timber garden room having glazed windows and doors and having electricity. Timber fencing to boundary. Open aspect across adjoining countryside having far reaching views.

### Garage

Up and over door, light and power.

### Directions

From our Ruthin Office proceed to the bottom of Well Street and take a left turning at the lights onto Rhos Street, continue on the road out of Ruthin past the Ruthin School in the direction of Llanbedr DC, as you enter the village turn left opposite The Griffin Public House proceed for approximately one mile turning right for Hirwaen, take the first left turn whereupon the property will be located by our For Sale Board.





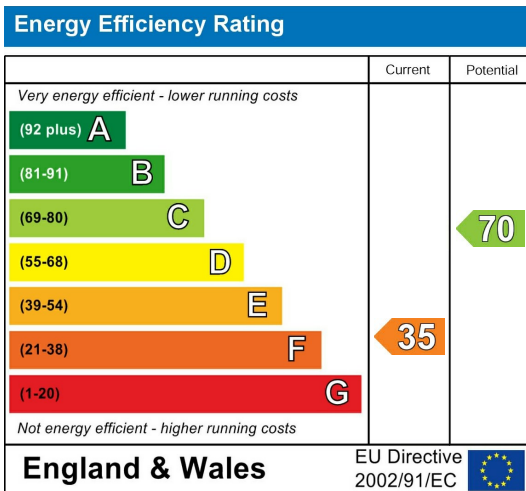


**Floor Plan**  
Floor area 129.2 m<sup>2</sup> (1,390 sq.ft.)

**TOTAL: 129.2 m<sup>2</sup> (1,390 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

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.



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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Call us on  
01824 704050  
Ruthin@williamsestates.com