



**18 Bryn Rhydd, Ruthin – LL15 1RL**

Offers in Region of **£269,000**

# 18 Bryn Rhydd

Ruthin

## **Vacant Possession and No Onward Chain \***

Spacious detached bungalow located in a sought after residential area and within easy access of Ruthin Town Centre and amenities. In need of some cosmetic enhancements with the accommodation offering a good sized living room, kitchen diner, three bedrooms and bathroom. Added benefits of uPVC double glazing and gas central heating. Externally having good sized gardens to both front and rear, ample off street parking and garage.

EPC rating D59, Tenure - Freehold, Council Tax Band - E

Council Tax band: E

Tenure: Freehold





### **Accommodation**

uPVC door leads into

### **Entrance Porch**

Timber glazed door leads into

### **Entrance Hall**

With inbuilt storage cupboard housing the hot water cylinder and slatted shelving. Further large inbuilt storage cupboard with hanging rail and shelf, loft access and radiator.

### **Living Room**

Dimensions: 5.501 x 3.630 in alcove (18'0" x 11'10" in alcove). With radiator, tiled fire place with gas fire and large uPVC double glazed window to the front elevation.

### **L shaped Kitchen Diner**

Dimensions: 4.896 x 5.635 (16'0" x 18'5" ). With base and wall units, work surface, inbuilt double oven, inbuilt ceramic electric hob with extractor hood over, stainless steel single sink with mixer tap, tiled splash backs, uPVC window to the rear. To the dining area radiator and two uPVC windows to the rear and side elevations. uPVC door opens into

### **Rear Porch**

uPVC door leading out to the rear garden. Further door leads into

### **Cloakroom**

Dimensions: 1.456 x 1.198 (4'9" x 3'11"). With low flush W.C, wall hung washbasin, obscure uPVC window to the side elevation.

### **Garage**

Dimensions: 4.880 x 2.706 (16'0" x 8'10"). Sliding door from the rear porch, electric up and over door and power and light.



**Bedroom One**

Dimensions: 3.317 x 3.629 (10'10" x 11'10"). With radiator and uPVC double glazed window to the rear elevation.

**Bedroom Two**

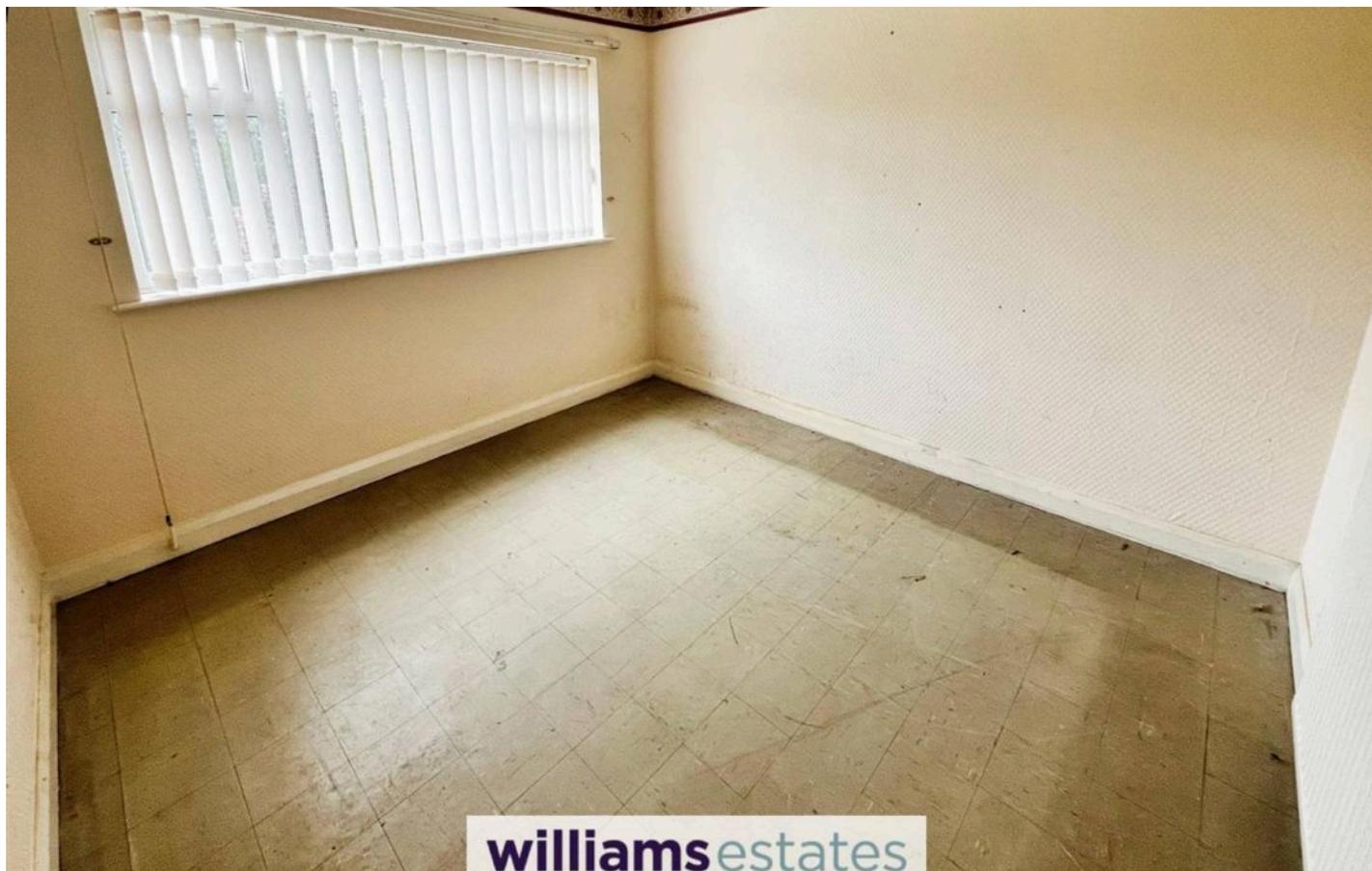
Dimensions: 3.630 x 3.274 (11'10" x 10'8"). With radiator and uPVC double glazed window to the front elevation.

**Bedroom Three**

Dimensions: 2.474 x 2.352 (8'1" x 7'8"). With radiator, wall mounted Baxi boiler and uPVC double glazed window to the side elevation.

**Bathroom**

Dimensions: 2.215 x 2.078 (7'3" x 6'9"). A corner bath with mixer tap and shower head connection, with tiled surround, pedestal washbasin, W.C, half tiled walls, radiator and obscure uPVC double glazed window to the side elevation.





### **Outside**

The front is accessed via a double iron gate leading onto a tarmac drive providing off road parking, there is a lawned area with planted borders and a pedestrian iron gate leads to the side into the rear garden which is mainly laid to lawn with a timber shed, planted borders and and bounded by timber fencing.

### **Directions**

From our Ruthin Branch, continue to the bottom of Well Street, take a right at the junction, continue for around 280 yards and take the left turning onto Erw Goch, continue and take the fourth turning on your left, continue up the road and the property will be found on your right

### **GARAGE**

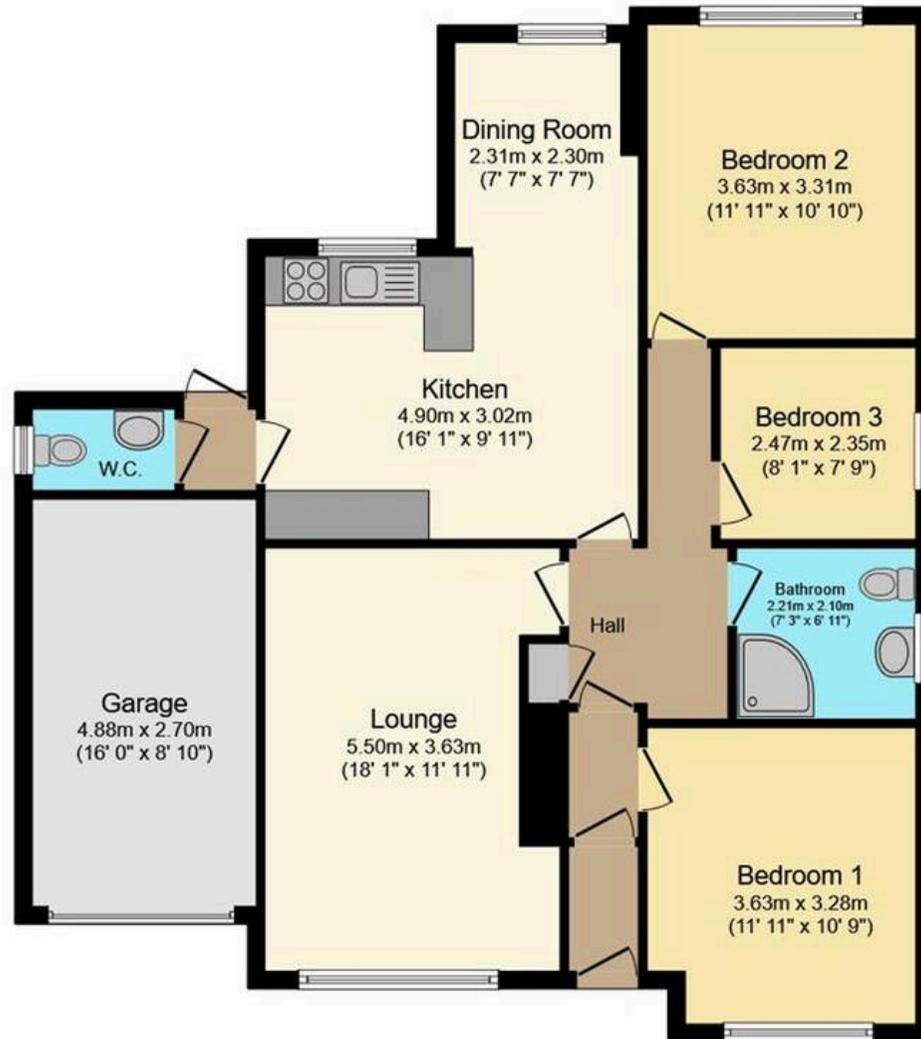
Single Garage

### **OFF STREET**

1 Parking Space

### **ON STREET**

2 Parking Spaces



## Floor Plan

Floor area 104.8 sq.m. (1,128 sq.ft.)

Total floor area: 104.8 sq.m. (1,128 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](http://www.Propertybox.io)

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