



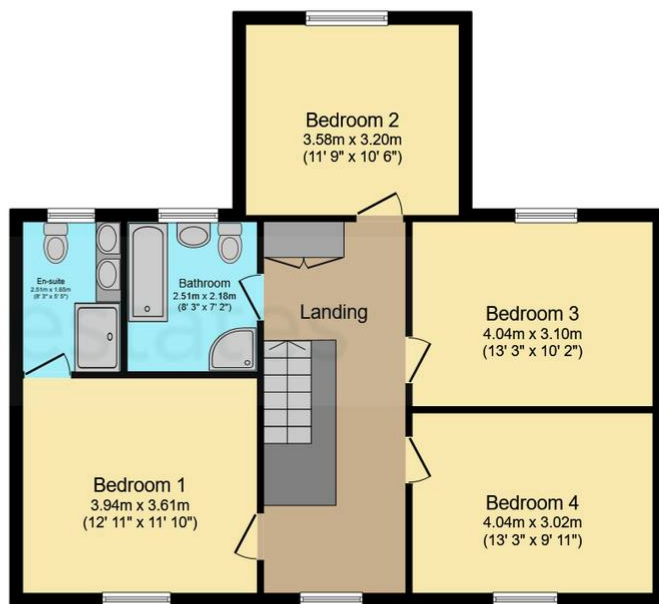
Y Berllan, Llanfwrog, LL15 2LL - £445,000

Tenure: Freehold | EPC: C75 | Council Tax: F

NO ONWARD CHAIN - Welcome to Y Berllan, a spacious detached four/five bedroom family home in a peaceful semi-rural spot, just a mile from Ruthin town centre. Built in 2009, this well-appointed property combines modern comforts with charming touches, like an oak-framed porch and a striking oak staircase. The flexible layout offers a large living room, an extensive kitchen/diner perfect for family meals, a separate utility room, and a light-filled sun room. There's also a versatile room on the ground floor, ideal as a snug, home office or fifth bedroom. Upstairs, you'll find four double bedrooms, including a master with ensuite, alongside a stylish family bathroom. Outside is a secluded patio and a generous garden, where you can soak in views across the Vale and towards the Clwydian Hills. The garden is perfect for relaxing, gardening, or play, with a sense of privacy. There's a single garage with up and over door, plus a handy loft storage. A driveway provides off-street parking for two or three cars.



Ground Floor



First Floor

Total floor area: 171.7 sq.m. (1,848 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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