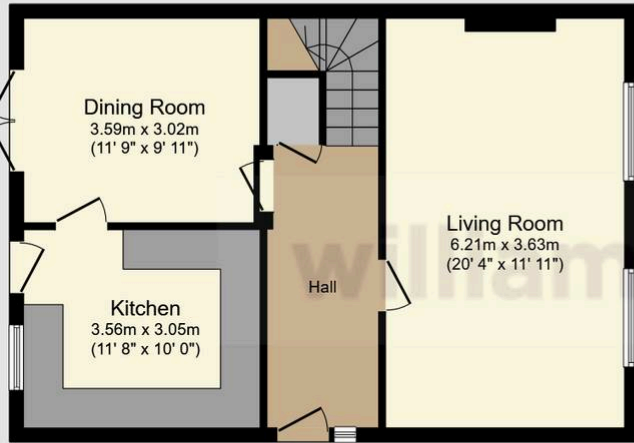


## 25 Tan Y Bryn, Pwllglas, LL15 2PJ – £370,000

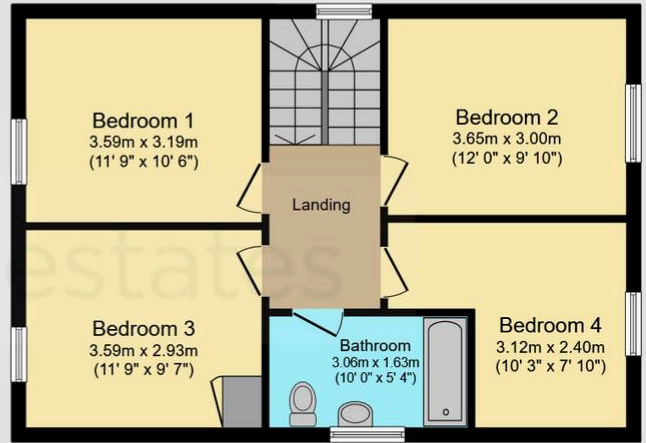
Tenure: Freehold | EPC: F27 | Council Tax: E

Attractive four bedroom detached family home in the favoured village of Pwllglas, within easy reach of Ruthin which provides all amenities. The home features a large living room complete with log burner, dining room following seamlessly into the contemporary kitchen having integrated appliances, granite countertops, and a stylish Rangemaster cooker. Upstairs, you'll find generously sized bedrooms with a modern bathroom. Additional highlights include a welcoming hallway with sleek tiled flooring and oak staircase. Externally the property has a private rear garden, complete with a patio, children's play area (swings and slide not included), and secure fencing, ideal for relaxing or entertaining. The property offers exceptional kerb appeal with a landscaped front garden, a spacious driveway for off-road parking, and a detached garage for added convenience. With thoughtful design details and family friendly features throughout, this home is ready to welcome its next owners.



### Ground Floor

Floor area 56.5 sq.m. (608 sq.ft.)



### First Floor

Floor area 56.6 sq.m. (610 sq.ft.)

Total floor area: 113.1 sq.m. (1,218 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)

**williams**  
estates



# YOUR FREE PROPERTY REPORT



WE OFFER FREE ADVICE

**MORTGAGES - SURVEYS - SOLICITORS**

rightmove STREET 24

