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**Bryn Eithin, Pentre Celyn – LL15 2HL**

Offers in Region of **£450,000**

# Bryn Eithin

Pentre Celyn, Ruthin

Nestled in the charming rural area of Pentrecelyn, this delightful detached house offers a perfect blend of comfort and tranquillity. Built in approx1910, the property boasts a rich history while providing modern living conveniences. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office.

The inviting reception room serves as a warm gathering space, perfect for entertaining or relaxing after a long day. The generous gardens surrounding the house provide a serene outdoor retreat.

Parking is a breeze with space for up to four vehicles, making it convenient for families or visitors. The property is offered with vacant possession and no onward chain, allowing for a smooth transition into your new home.

This residence is situated in a peaceful rural location, offering a perfect escape from the hustle and bustle of city life while still being within easy reach of local amenities. If you are looking for a charming home with character and ample space, this property in Pentrecelyn is not to be missed.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: D





## Accommodation

Door into entrance porch with a slate floor and window to the front, glazed door with glaze windows either side.

### Reception Hall

Dimensions: 4.6 x 4.66 (15'1" x 15'3"). Large gallery reception hall with panelling and feature staircase leading off with slate floor and feature fire surround. Two Upvc windows with views of the rear.

### Living Room

Dimensions: 4.53 v 4.1 (14'10" v 13'5"). With panelling and open fire, exposed timber flooring and two Upvc glazed windows overlooking the front and rear and two Upvc windows to the side.

### Kitchen

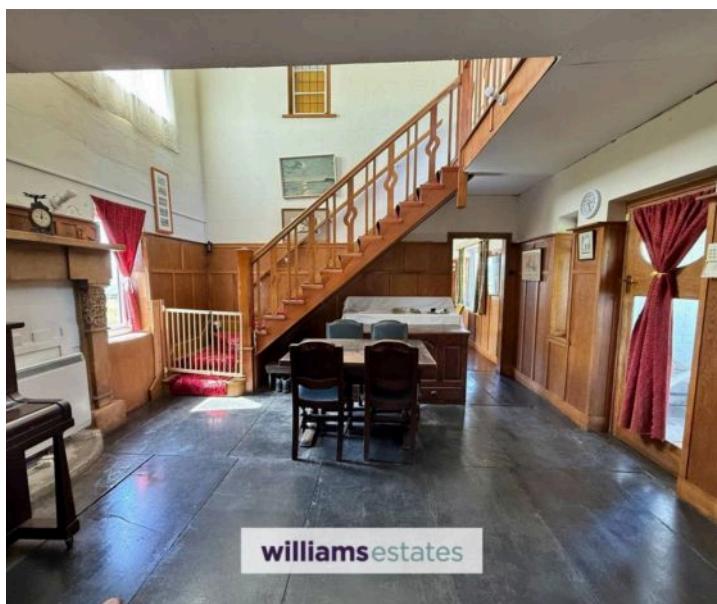
Dimensions: 3.5 x 4.5 (11'5" x 14'9"). Which has worktops, drawers and base units beneath and wall units over, double drainer stainless steel sink with mixer tap, quarry tile floor, electric cooker point, Upvc double glazed windows to the front and rear and a Upvc double glazed door to the rear.

### Utility Room

Off the kitchen is a wash room utility and wc and wash basin which has plumbing for washing machine and two double glazed windows to the rear and a door that leads to the integral garage which has a window to the side and timber double doors.

### Reception Hall

Which has stairs leading to the first floor and has a double glazed Upvc window which over looks the front garden and an additional window letting in natural light.



### Inner Hallway

Which has a double glazed Upvc window

### Bedroom 1

Dimensions: 4.6 x 4.5 (15'1" x 14'9"). With Upvc double glazed windows which has views of the front, side and rear, loft access hatch and electric storage heater.

### Bedroom 2

Dimensions: 4.53 x 4.1 (14'10" x 13'5"). Has a storage heater and upvc double glazed windows to the front, side and rear with the side windows having elevated views down the Vale of Clwyd.

### Bedroom 3

Dimensions: 3.5 x 3.57 (11'5" x 11'8"). With a Upvc double glazed window to the rear and storage heater

### Bathroom

With a bath, wash basin and wc and Upvc double glazed window

### W.C

Dimensions: 3.45 x 1.7 (11'3" x 5'6" ).



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#### Outside

A driveway which is laid with stone chippings and leads to the front garden with parking area and turning area. Front gardens are lawned. Garden to side elevation also.

#### Off street

4 Parking Spaces

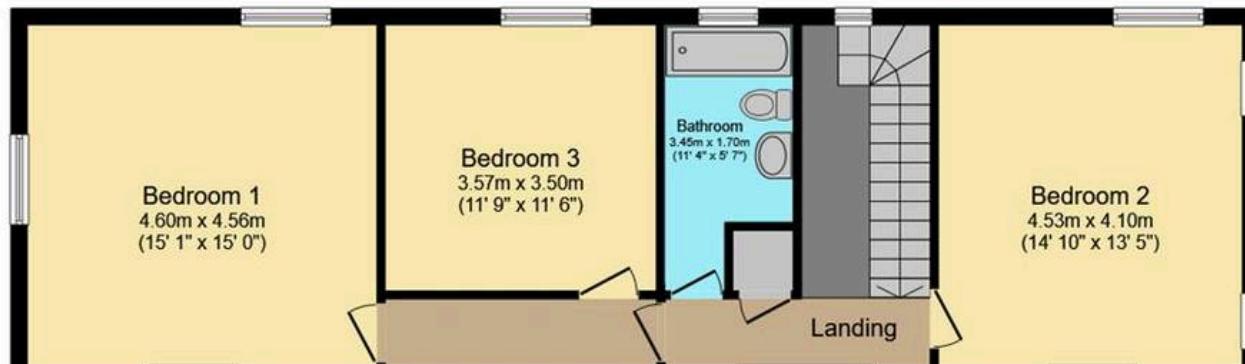
#### Directions

Proceed from Ruthin office left onto Well Street and continue to the junction. Turn right and bear right onto the A525 Wrexham Road. Continue for approx four miles and then turn left at Coleg Cambria continuing bearing right for approx one mile and the property can be found on the right. What3words /// carpentry.social.chef



## Ground Floor

Floor area 74.1 sq.m. (798 sq.ft.)



## First Floor

Floor area 71.8 sq.m. (773 sq.ft.)

Total floor area: 146.0 sq.m. (1,572 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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