

25 Rhyd Y Byll, Rhewl, Ruthin, Denbighshire, LL15 2TZ



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		84	96
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO2 emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO2 emissions</p>			
England & Wales		EU Directive 2002/91/EC	

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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25 Rhyd Y Byll **NEW**
 Rhewl, Ruthin, Denbighshire,
 LL15 2TZ **£237,000**

NEW
£237,000

Set in the sought-after village of Rhewl, this well-presented mid-terrace home offers modern living in a peaceful countryside setting, with open field views to the rear and easy access to the historic town of Ruthin.

The property is approached via a neat front garden with a slated and paved pathway and benefits from two allocated parking spaces. Inside, the welcoming entrance hall leads to a contemporary kitchen positioned at the front of the home, featuring integrated appliances, wood-effect worktops, and under-cupboard lighting — ideal for both everyday living and entertaining.

To the rear, the spacious lounge and dining room is filled with natural light and forms the heart of the home. Patio doors open directly onto the rear patio, creating a seamless flow between indoor and outdoor living. The private yard enjoys open views across surrounding fields and offers space for outdoor seating, making it a perfect spot to relax or entertain.

The first floor provides two well-proportioned bedrooms and a modern family bathroom, with the rear-facing double bedroom enjoying built-in wardrobes and countryside views. A further single bedroom offers flexibility as a home office, nursery, or guest room.

Occupying the top floor, the main bedroom is a light-filled retreat with fitted wardrobes, three skylights, and a stylish en suite shower room, offering privacy and comfort away from the main living areas.

With its village location, modern finishes, and scenic outlook, this home is ideal for those seeking a relaxed lifestyle with the convenience of nearby Ruthin and surrounding areas.

Location

Located in the charming village of Rhewl, this property enjoys the perfect balance of countryside tranquillity and everyday convenience. Surrounded by beautiful open fields and scenic walking routes, the area offers a relaxed rural feel while remaining just a short drive from the historic market town of Ruthin, which provides a range of independent shops, cafés, restaurants, schools, and local amenities. The property also benefits from excellent access to surrounding towns and road networks, making it an ideal location for commuters while still offering a peaceful village lifestyle.

External



Arriving at the property, you're greeted by a smart front garden with a slated and paved pathway, setting a neat and welcoming first impression. Two allocated parking spaces make day-to-day life easy, whether you're heading out to work or returning home after a countryside walk.

Kitchen



Positioned at the front of the property, the modern kitchen is designed for both style and functionality. Integrated appliances, wood-effect worktops, and soft under-cupboard lighting create an inviting space for cooking and entertaining, with a window overlooking the front of the home.



Living Room



The heart of the home, this spacious and naturally light room is perfect for relaxing or entertaining. Patio doors open directly onto the rear patio, creating an easy flow between indoor and outdoor living and making the most of the open views beyond.



WC



A generously sized ground floor WC adds valuable convenience for guests and daily family life, finished with clean, modern fittings.

Bedroom



A comfortable double bedroom with built-in wardrobes and two windows framing countryside views, creating a restful and scenic retreat.

Bedroom



A versatile single bedroom, currently used as a home office, ideal for remote working, a nursery, or guest accommodation.