



**Bryn Y Cae Bryneglwys, LL21 9LL**

**£325,000**

 3  2  1  E

**EPC - E54    Council Tax Band - D    Tenure - Freehold**

# , Bryneglwys

## 3 Bedrooms - Bungalow - Detached

Bryn Y Cae is found in the charming village of Bryneglwys, this delightful detached bungalow offers a perfect blend of comfort and convenience which features three generously sized double bedrooms, one of which boasts an en-suite bathroom.

The heart of the home is a spacious open plan kitchen, dining, and living area, ideal for both entertaining guests and enjoying family time. This inviting space is complemented by a utility room, ensuring practicality in daily living. Additionally, the rear conservatory presents a serene spot to relax while taking in picturesque views of the surrounding gardens.

The bungalow is set within a tranquil village location, just a short distance from the village centre, where you can find local amenities and a welcoming community atmosphere. The property also benefits from off-road parking. Surrounded by attractive gardens, this home offers a peaceful outdoor space to unwind and enjoy the beauty of nature. Whether you are looking for a family home or a serene retreat, this bungalow in Bryneglwys is a splendid choice that combines modern living with the charm of village life.



### Accommodation

uPVC double glazed door leading into:

### Entrance Porch / Hall

With tiled floor and archway opens through to hallway having loft access hatch, coved ceiling, radiator, marble effect floor, powerpoints and doors off:

### Living / Dining Room

25'1" x 12'1" (7.67 x 3.70)

A large open plan living room, kitchen and dining area, living room having a large uPVC window to the front elevation, wall fittings for flat screen TV, double radiator, power points. Through to the dining area from the living room having a breakfast bar with seating around and a double radiator.

### Kitchen

9'6" x 6'6" (2.90 x 2.00)

Has work tops, draws and base units below, integrated double oven, five ring Smeg hob, with extractor fan above and stainless steel splash back, two and half bowl sink with mixer tap, uPVC double glazed window to the rear elevation. Through to further kitchen space with matching worktops, draw and base units underneath, powerpoints, void for fridge, Greenstar Woster oil central heating boiler, uPVC double glazed window to the rear elevation.

### Porch / Utility Room

With works tops, plumbing for washer machine and space for condenser and dryer, powerpoints, uPVC double glazed room with uPVC double glazed door to the rear garden.

### Bedroom One

13'1" x 9'10" (4.00 x 3.00)

With uPVC double glazed window to the front elevation, radiator, powerpoints, door leading into:

### En-Suite

7'2" x 4'0" (2.20 x 1.23)

Having wash basin, W.C and uPVC double glazed window to the side elevation.



## Bedroom Two

16'0" x 13'1" (4.90 x 4.00)

A large bright bedroom with two large double glazed uPVC windows to the front and side elevation, chimney breast with a raised half, res for focal point fire, two double radiator.

## Bedroom Three

13'1" x 11'9" (4.00 x 3.60 )

Having double radiator, powerpoints, uPVC double glazed window to the side elevation, large opening through to:

## Conservatory

12'1" x 9'6" (3.70 x 2.90)

With double radiator, marble flooring to match the hall and bedroom three, uPVC double glazed window, views to the country side, double doors leading into the rear garden.

## Bathroom

8'6" x 6'6" (2.60 x 2.00)

Fitted with a modern suite, which comprises of a P shape bath with mixer tap, separate range detachable shower head above, glass shower screen, W.C, wall hung wash basin, grey tiled splash back, double radiator and uPVC double glazed window to the rear elevation.

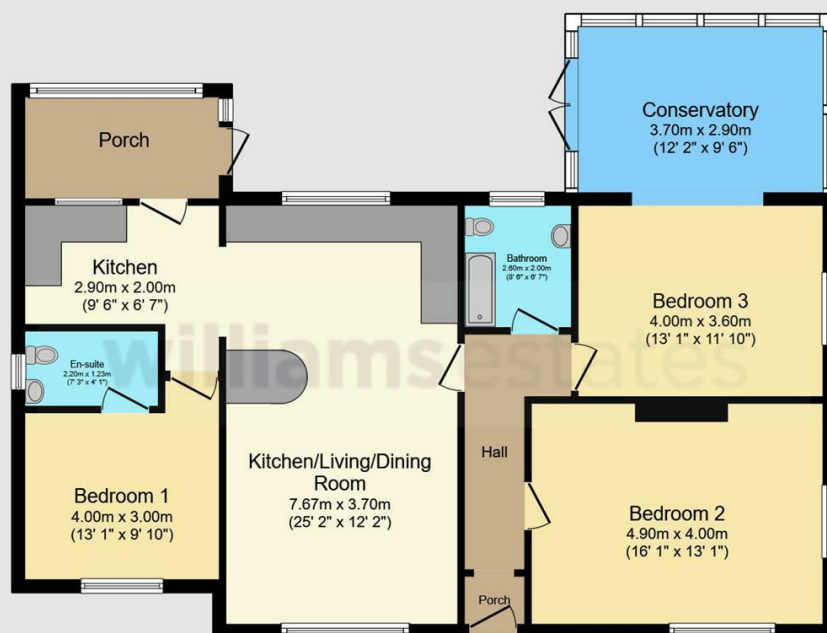
## Outside

Having two driveways, both providing parking, layed with slate chippings, lawned garden to the front, mature planting, drive continues through a gate leading to rear garden. The rear garden having paved patio areas, lawn, cottage borders, a range of useful timber built sheds, outside tap and fabulous views.

## Directions

Proceed from our Ruthin office, head down Well Street at the junction continue straight and follow the bend round on to Llanfair Road (A525), continue along the road for 6.1 miles through Nant Y Garth Pass, then turn right and continue for a further 1.7 miles, at the junction turn right on to the A5104, continue for 0.9 miles, bare slightly left on to Min Y Rhos continuing for 0.3 miles then take a right and then property will be located on your right.





**Floor Plan**

Floor area 103.9 sq.m. (1,118 sq.ft.)

Total floor area: 103.9 sq.m. (1,118 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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