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Isfryn, Pwllglas - LL15 2PG

Offers in Region of **£260,000**

Isfryn

Pwllglas, Ruthin

A delightful three-bedroom semi-detached house that has an added extension that offers large family living space with a good-sized south-westerly facing garden, located in Pwllglas a quaint village, near the town of Ruthin.

The property has been modernised throughout and briefly comprises an entrance hall, dual aspect lounge, 'L' shaped kitchen with cloaks area, a splendid open plan living and dining room with a high vaulted roof having two large patio doors opening out onto the south westerly facing garden, utility room and modern bathroom and shower room, three bedroom, off-road parking, and large gardens with a patio area, lawn area, and store. A must see property to fully appreciate.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: E





Accommodation:

UPVC double glazed door leading to:

Entrance Hall

With staircase rising off, stone effect tiled floor, panelled radiator and doors off:

Bedroom Two

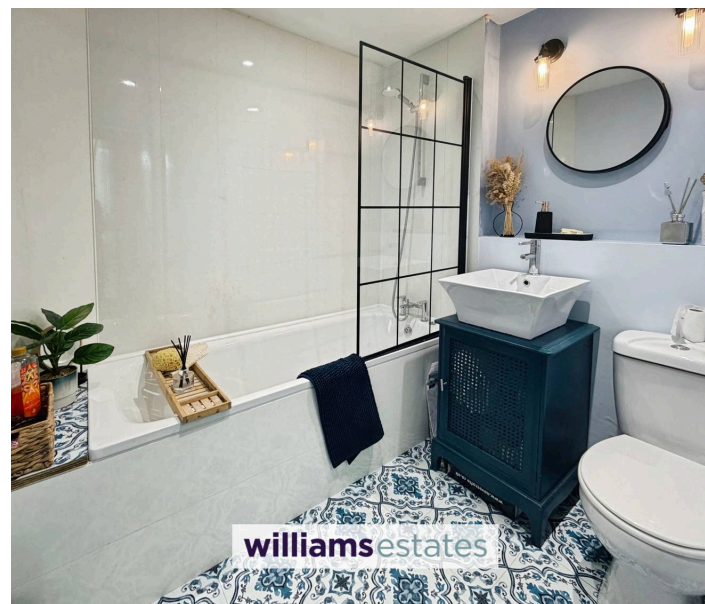
13' 1" x 12' 1" (3.99m x 3.68m)

With two uPVC double glazed windows (both with deep sills) one to the front elevation and one to the side elevation, painted wood panelling to one wall with plate rail, wood effect flooring, two radiators and powerpoint.

Kitchen/Breakfast Room

15' 3" x 13' 7" (4.65m x 4.14m)

An 'L' shaped kitchen fitted with a modern range of base and wall mounted cupboards and drawers with white finish to door and drawer fronts and contrasting wood grained effect working surfaces, it includes an inset single drainer sink with mixer tap, inset four ring electric hob with stainless steel hood above, integrated oven and attractive tiled splashback. Further working surface providing void and plumbing for dishwasher and space for fridge. Wall cupboards including a concealed gas fired boiler providing heating and hot water. Two double glazed windows, both with deep sills, ceiling downlighters and stone flooring. Square archway through to the living/dining room.



Living / Dining Room

20' 1" x 13' 1" (6.12m x 3.99m)

Large open plan lounge and dining room extension. A beautiful room to the rear of the house taking full advantage of the predominantly south-westerly aspect, it has a high vaulted ceiling with downlighters, double glazed window to the front elevation and two wide double glazed sliding patio doors opening to the garden. Wood burning stove on a raised slate hearth with matching upstand behind, tv point and oak engineered flooring. Oak panelled sliding door leading to the:

Utility Room

7' 1" x 6' 5" (2.16m x 1.96m)

Fitted base unit with working surface, inset single drainer sink, void and plumbing for washing machine, Velux lantern light above, matching oak engineered flooring, double-glazed door to side and door leading into:

Downstairs Bathroom

6' 7" x 5' 9" (2.01m x 1.75m)

Luxury white suite comprising; panelled bath with glazed screen and shower attachment, vanity with storage cabinet and shaped bowl with pillar tap and low-level WC, ceiling downlighters and a chrome towel radiator.

Landing

with double glazed window to the side, partially vaulted ceiling and doors off.

Bedroom One

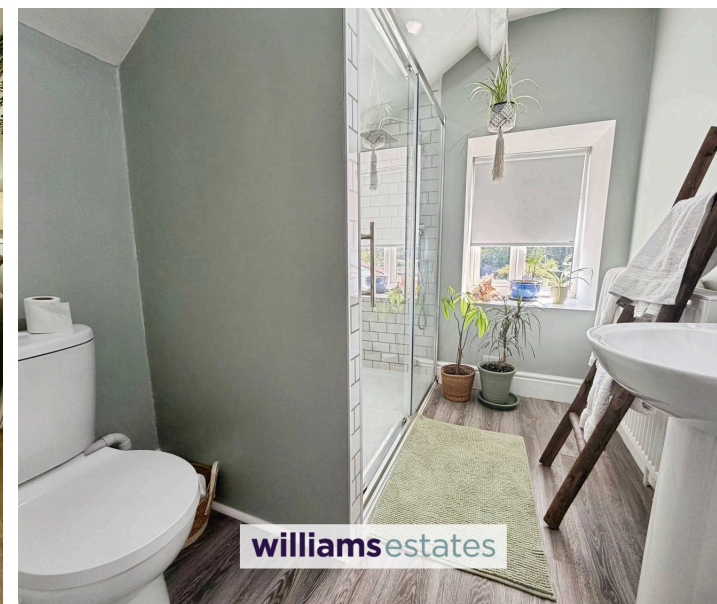
13' 4" x 12' 1" (4.06m x 3.68m)

A light and airy room with a partially vaulted ceiling, two upvc double glazed windows both with deep sills one to the front elevation and one to the side elevation, panelling to one wall and panelled radiator.

Bedroom Three

13' 6" x 784' 1" (4.11m x 239.00m)

Partially vaulted ceiling with exposed purlin, uPVC double glazed window to the front elevation, cupboard homing to solar panel and air source heat pump, powerpoints and panelled radiator.





Shower Room

9' 1" x 6' 10" (2.77m x 2.08m)

A modern shower room with low flush W.C, pedestal wash basin with mixer tap and shower cubicle with power shower and waterfall shower head, glass shower screen. Laminate flooring, radiator, uPVC double glazed window with deep sill to the rear elevation and vaulted ceiling with exposed purlin.

Outside

The property stands off a minor no-through lane just on the periphery of the village. It has a concrete hardstanding to one side providing space for parking. A gated entrance to one side leads to the rear where there is a large and private south-westerly facing garden with a wide riven stone patio adjoining the lounge/dining room extension. A shaped lawn and store shed.

Directions

From our Ruthin office proceed across the square onto Castle Street and follow the road out of town on the A494 for some 2 miles to Pwllglas. On entering the village, continue past the shop set back on the right hand side and proceed for a further 500 yards and turn right on to a minor lane which is just opposite the large lay-by and children's nursery. The property is some 50 yards on the left.

OFF STREET

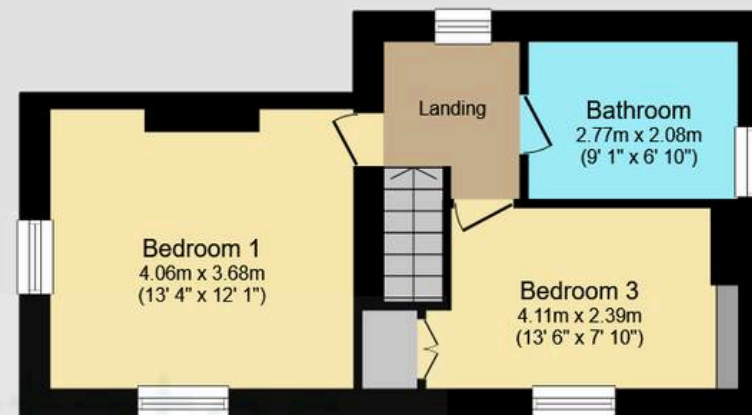
2 Parking Spaces

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Ground Floor

Floor area 68.0 sq.m. (732 sq.ft.)



First Floor

Floor area 37.5 sq.m. (403 sq.ft.)

Total floor area: 105.5 sq.m. (1,135 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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