



williamsestates

18 Trem Y Coed, Clawddnewydd – LL15 2NQ

Offers in Region of **£280,000**

18 Trem Y Coed

Clawddnewydd, Ruthin

NO ONWARD CHAIN situated on a popular residential estate in the heart of Clawddnewydd and in need of some modernisation works, this three/four bedroom bungalow is the perfect buy if you are looking for a more rural setting. The property is fitted with uPVC double glazing and has driveway parking and a garden to the front, to the rear is a large garden with stunning countryside views.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E





Bedroom Four

Dimensions: 5.083 x 2.218 (16'8" x 7'3"). Storage heater, uPVC double glazed windows to the front and rear elevations, loft access

Bedroom Three

Dimensions: 2.619 x 2.436 (8'7" x 7'11"). Storage heater, uPVC double glazed window to the side elevation

Bedroom Two

Dimensions: 3.364 x 2.820 (11'0" x 9'3"). Storage heater, uPVC double glazed window to the front elevation

Bedroom One

Dimensions: 3.674 x 3.550 (12'0" x 11'7"). Storage heater, uPVC double glazed window to the front elevation

Bathroom

Dimensions: 3.037 x 1.970 (9'11" x 6'5"). White suite comprising bath with electric shower and folding screen, pedestal wash basin, W.C., heated towel radiator, cupboard housing the hot water tank, tiling to bath area and half height to the rest of the room and bath panel, uPVC obscure double glazed window to the side elevation



Bedroom Four

Dimensions: 5.083 x 2.218 (16'8" x 7'3"). Storage heater, uPVC double glazed windows to the front and rear elevations, loft access

Bedroom Three

Dimensions: 2.619 x 2.436 (8'7" x 7'11"). Storage heater, uPVC double glazed window to the side elevation

Bedroom Two

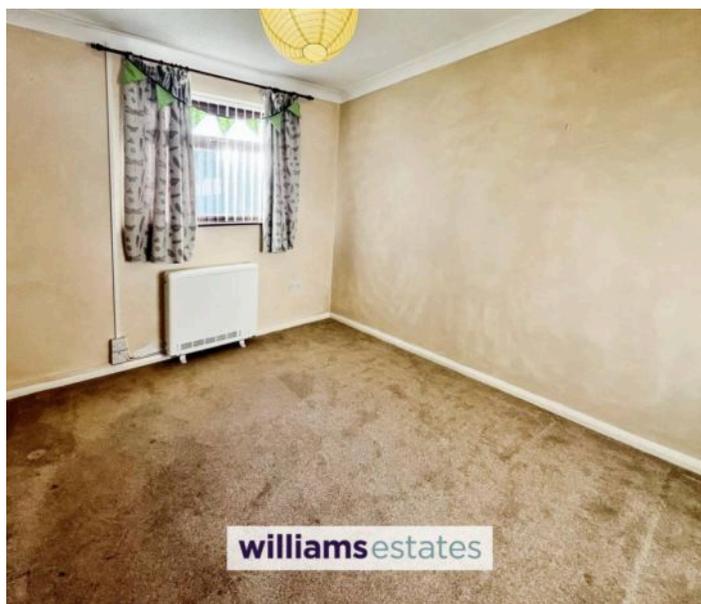
Dimensions: 3.364 x 2.820 (11'0" x 9'3"). Storage heater, uPVC double glazed window to the front elevation

Bedroom One

Dimensions: 3.674 x 3.550 (12'0" x 11'7"). Storage heater, uPVC double glazed window to the front elevation

Bathroom

Dimensions: 3.037 x 1.970 (9'11" x 6'5"). White suite comprising bath with electric shower and folding screen, pedestal wash basin, W.C., heated towel radiator, cupboard housing the hot water tank, tiling to bath area and half height to the rest of the room and bath panel, uPVC obscure double glazed window to the side elevation





williamsestates

Outside

To the front of the property there is a drive providing off road parking, timber gates to either side of the property provide access to the rear garden which is mainly laid to lawn and bounded by timber fencing with fabulous countryside views

Directions

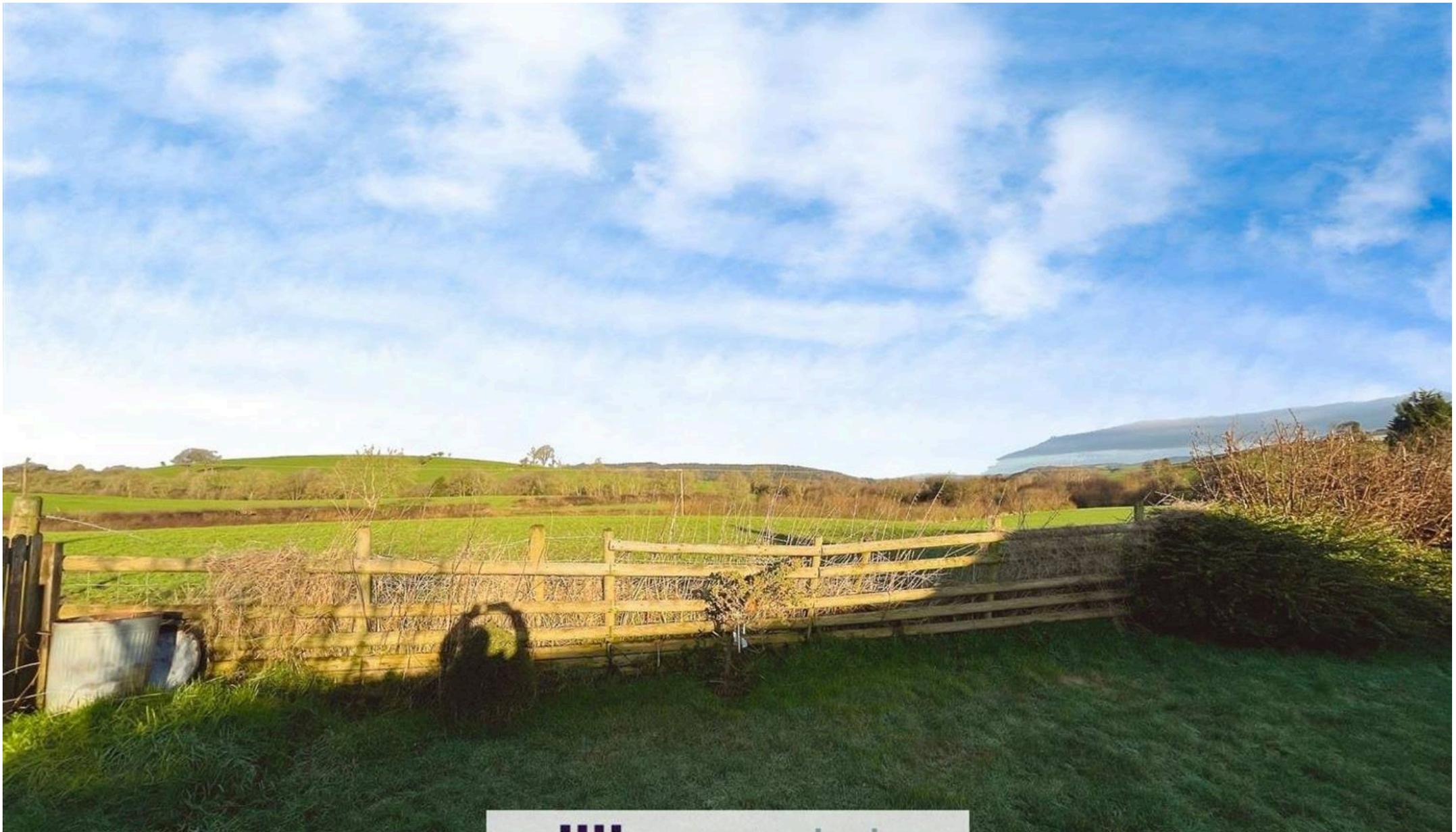
From our Ruthin office proceed down Clwyd Street and at the junction turn left and continue up Mwrog Street. At the mini roundabout go straight on and proceed for approximately 5 miles. Upon reaching the village of Clawddnewydd turn right opposite the Glan Llyn pub on to Trem y Coed, bearing left and the property can be found on the right hand side

OFF STREET

2 Parking Spaces

ON STREET

2 Parking Spaces



Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

Whilst every care has been taken to prepare these particulars, they are issued by Williams Estates Direct Limited, trading as Williams Estates, for guidance purposes only and do not constitute any part of an offer or contract. All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure their accuracy, they should not be relied upon, and prospective purchasers are advised to recheck the measurements