



18 Wern Fechan, Ruthin – LL15 1EY

Offers in Region of **£320,000**

18 Wern Fechan

Ruthin

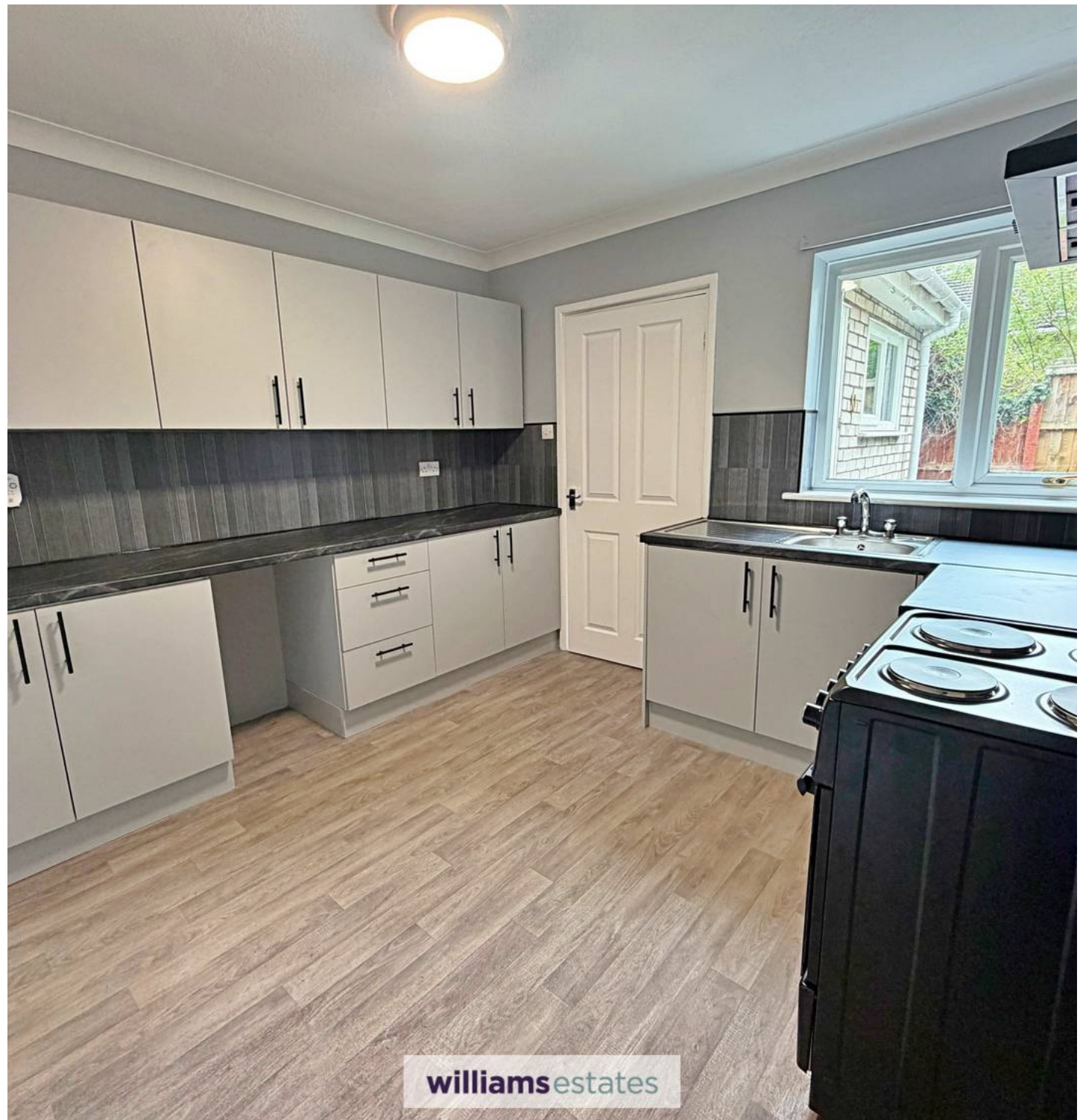
Offered with no onward chain, this spacious four bedroom detached house within walking distance to Ruthin town centre. Step inside to find a welcoming entrance hall leading to a generous living room, with a separate dining room, a recently fitted modern kitchen with sleek units and ample workspace and separate utility room. The ground floor bedroom offers flexibility, whether you need a guest room, home office or playroom, and there's a convenient downstairs cloakroom. Upstairs, you'll find three further bedrooms, each bright and well proportioned, along with a family bathroom. Externally there is driveway parking, a garage, and a low-maintenance lawned garden to the rear. The property's location is a real highlight, putting you just a short stroll from Ruthin's charming shops, cafes and amenities. Whether you're upsizing, relocating or simply looking for a home that offers both space and convenience, this property is ready for you.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Accommodation

Entering through an obscured uPVC double glazed front door with glazed frosted panels either side leading into the:

Entrance Porch

5' 7" x 3' 10" (1.70m x 1.16m)

Having vinyl flooring and uPVC double glazed door with double glazed frosted glass panel to the side opening into the:

Entrance Hall

16' 6" x 6' 8" (5.02m x 2.02m)

Having stairs rising off to the first floor, coved ceiling, radiator, laminate flooring, power points, radiators and doors off.

Bedroom Four / Office / Sitting Room

9' 11" x 15' 11" (3.03m x 4.85m)

A spacious versatile room having uPVC double glazed bay window to the front elevation, coved ceiling, long panelled radiator, lighting and power points.

WC

5' 7" x 4' 3" (1.69m x 1.30m)

With obscured uPVC double glazed window to the front elevation, wall hung wash basin with tiled splash backs and mixer taps, low flush WC, vinyl flooring and radiator.

Living Room

15' 11" x 11' 11" (4.84m x 3.62m)

A bright spacious room with large uPVC double glazed window to the rear elevation, featured fireplace, laminate flooring, lighting, power points, radiator and door leading into:



Dining room

10' 0" x 8' 11" (3.04m x 2.73m)

Having uPVC double glazed door and windows over looking the rear garden, coved ceiling, vinyl flooring, lighting, radiators, power points and door leading into:

Kitchen

9' 11" x 10' 7" (3.03m x 3.22m)

A modern range of wall, drawer and base units with splash backs, complementary work surfaces, free standing oven and four electric hob over with extractor hood above, stainless steel sink and drainer with mixer tap, radiator, power points, lighting and uPVC double glazed window over looking the side elevation. Door into the:

Utility Room/ Rear Porch

4' 11" x 9' 7" (1.51m x 2.92m)

With uPVC double glazed door leading to the rear garden, a uPVC double glazed window to the rear elevation, void and plumbing for washing machine and power points.

Landing

Stair from the entrance hall leading up to the first flooring with uPVC double glazed window to the front, large built in storage cupboard with slatted shelving and lighting. Power points and doors off to three bedrooms and bathroom.

Bedroom One

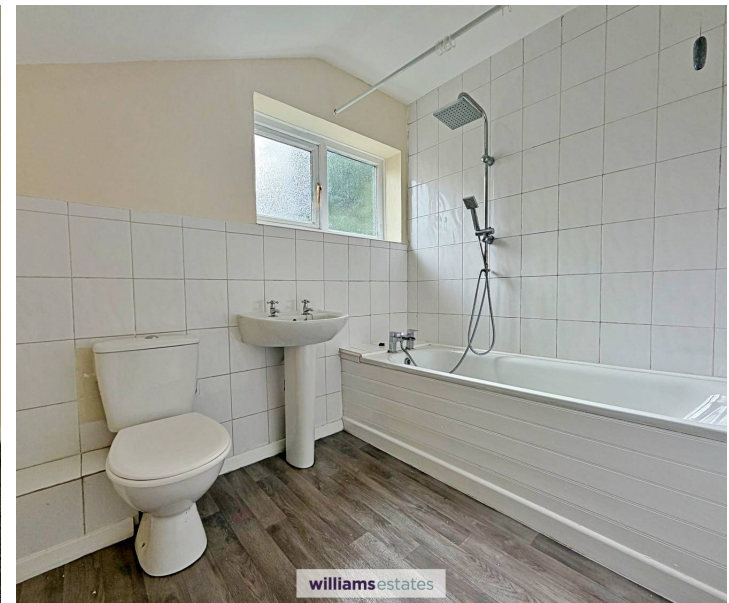
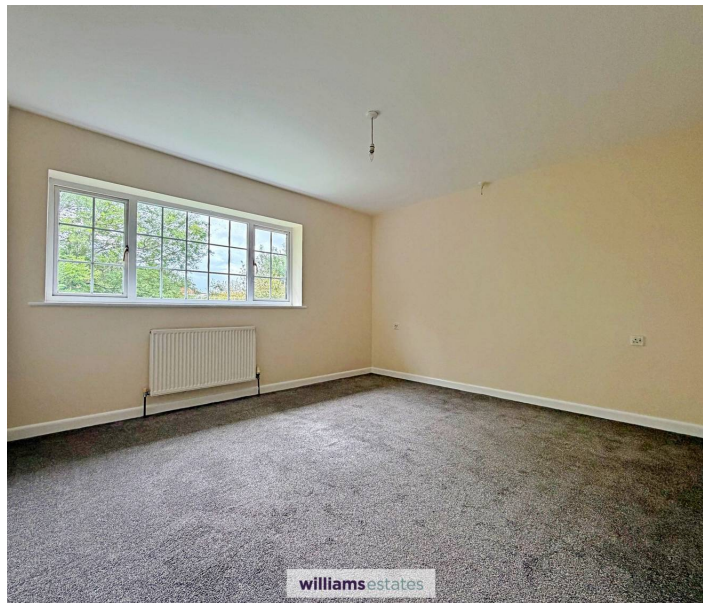
11' 10" x 12' 9" (3.61m x 3.89m)

A double room with uPVC double glazed window overlooking the rear of the property, lighting, radiator and power points.

Bedroom Two

13' 2" x 8' 10" (4.02m x 2.70m)

Another double room with uPVC double glazed window overlooking the rear garden, built-in wardrobe, loft access, lighting, power points and radiator.





Bedroom Three

11' 10" x 8' 11" (3.60m x 2.71m)

Having uPVC double glazed window to the side elevation, pitched roof with oak beam, lighting, radiator and power points.

Bathroom

7' 6" x 6' 4" (2.29m x 1.92m)

Having a three piece suite comprising of ceramic pedestal washbasin with hot and cold tap, low flush WC, panelled bath with water fall shower head and detachable shower head, part tiled walls, vinyl flooring, lighting, radiator and uPVC obscured double glazed window to the side.

Garage

Dimensions: 18' 2" x 8' 11" (5.5287m x 2.7254m). Integral garage with up-and-over door and central heating boiler.

Outside

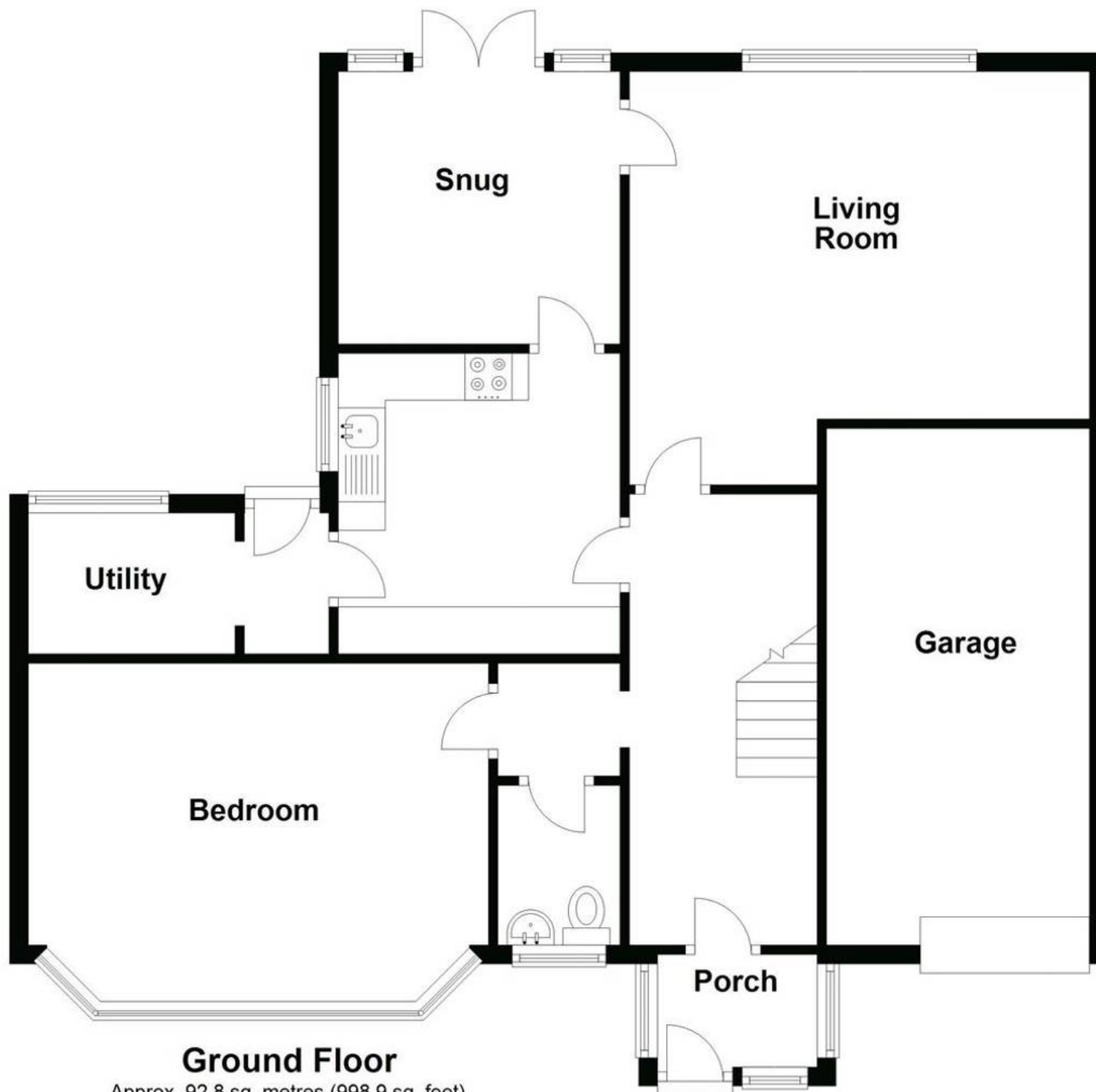
The property is approached via a driveway with ample space to park multiple vehicles, and access to the integral garage. To the rear the garden is bound by hedging and fencing, and is mainly laid to lawn with a full-width patio and summerhouse.

Directions

From our Ruthin office proceed down Well Street, and at the T-junction turn right then, after a very short distance, turn left. At the next T-junction turn left and the property can be found on the left hand side by way of our For Sale board.

OFF STREET

3 Parking Spaces



Ground Floor

Approx. 92.8 sq. metres (998.9 sq. feet)

Total area: approx. 151.8 sq. metres (1634.0 sq. feet)



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