



**williams**estates

**Pen-y-Bryn Min Yr Afon, Ruthin – LL15 1NR**

Offers in Region of **£265,000**

# Pen-y-Bryn Min Yr Afon

Ruthin

NO ONWARD CHAIN. This deceptively spacious two-bedroom detached bungalow located in the heart of Ruthin, just a short stroll from all local amenities. The property features a welcoming reception hall, a living room, a well-appointed kitchen/diner, utility room, cloakroom, two generous double bedrooms and a modern bathroom. With uPVC double glazing throughout and efficient gas central heating. Ample off-street parking is provided, along with a detached garage, making it ideal for those seeking convenience and practicality.

The property enjoys attractive gardens to both the front and rear, providing plenty of space for outdoor relaxation or entertaining. The rear garden offers lovely views across the rooftops towards the football fields and countryside beyond, creating a peaceful backdrop for your new home. The outdoor areas are well maintained, with established borders and lawns. Early viewing is highly recommended to appreciate all that this delightful bungalow has to offer.

EPC - C74, Council Tax band - E, Tenure - Freehold.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### **Accommodation**

uPVC glazed door leading through to

### **Reception Hall**

Dimensions: 5.643 x 1.563 (18'6" x 5'1"). With doors off to all rooms, loft access hatch, two recessed storage cupboards one used as an airing cupboard, radiator.

### **Living Room**

Dimensions: 5.483 x 3.881 (17'11" x 12'8"). A bright and spacious room with an expansive uPVC double glazed window to the front elevation with far distant views, gas fire, ample wall sockets and a double radiator.

### **Dining Area**

Dimensions: 3.769 x 2.859 (12'4" x 9'4"). uPVC sliding door with access to the rear patio, double radiator, opening through to

### **Kitchen/Diner**

Dimensions: 3.281 x 3.165 (excluding dining area) 6.269 (inclu. Fitted with base and wall units and complimentary worktops, stainless steel drainer sink with mixer tap, tiled splash back, plumbing for dishwasher, integrated electric hob with extractor hood above, integrated oven and grill, ample wall sockets and a uPVC double glazed window to the rear elevation, door leads to

### **Utility**

Dimensions: 2.068 x 1.762 (6'9" x 5'9"). Fitted with base and wall units and complimentary worktops, space and provision for washing machine and tumble dryer, stainless steel drainer sink with mixer tap, uPVC double glazed window to the side and uPVC glazed door opens to the side elevation, door leads to

### **Cloakroom**

Dimensions: 1.768 x 0.848 (5'9" x 2'9"). Wall mounted wash basin, W.C., radiator and extractor fan.



**Bedroom One**

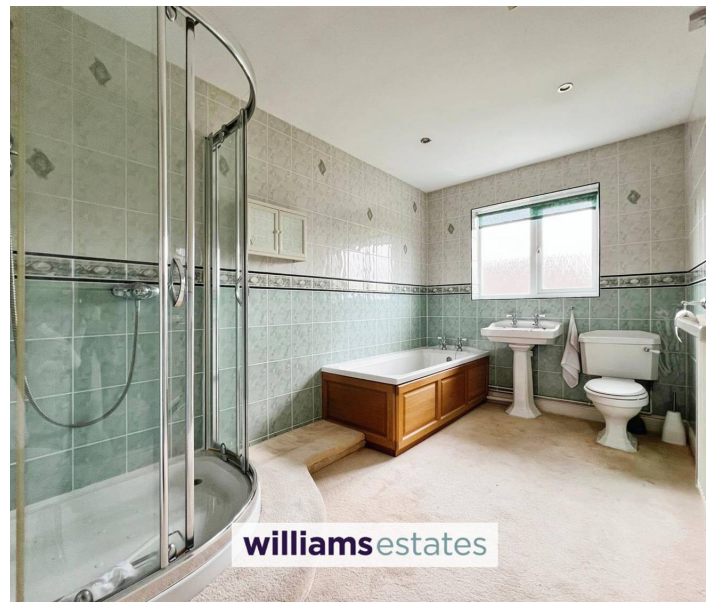
Dimensions: 4.859 x 3.482 (15'11" x 11'5"). uPVC double glazed window to the front elevation with far reaching views, radiator.

**Bedroom Two**

Dimensions: 3.375 x 2.786 (11'0" x 9'1"). uPVC double glazed window to the rear elevation, double radiator.

**Bathroom**

Dimensions: 3.754 x 2.254 (12'3" x 7'4"). Fitted with a four piece suite comprising shower enclosure, panel bath, W.C., pedestal wash hand basin, uPVC double glazed window to the rear elevation, radiator, fully tiled walls.





### **Outside**

The driveway to the front provides off road parking for two vehicles and leads to the single garage, there is wheel chair access to the front door as well as a range of steps and access to the rear garden via either side of the property. The rear garden features a patio area, steps leading to up to the summer house which is elevated providing distant views, brick/stone walling and timber fencing as the boundary, and mature trees and shrubs.

### **Directions**

From the Williams Estates Ruthin branch, continue to the bottom of well street, take a left at the junction and continue to the bottom of the road reaching the roundabout, take the second exit onto Park Road, take your second left sign posted 'Min Yr Afon, and the property will be found at the top of the hill.

### **GARAGE**

Single Garage

### **OFF STREET**

1 Parking Space



## Williams Estates Ruthin Office

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