



## Plas Bodawen Cottage Gellifor, Ruthin, Denbighshire, LL15 1RY

**£385,000**



**EPC - null    Council Tax Band - F    Tenure - Freehold**

# , Ruthin

## 3 Bedrooms - House - Detached

**\*\*Chain Free \*\*** Plas Bodawen cottage is a period three bedroomed detached property located in the semi-rural hamlet of Gellifor. The accommodation briefly affords entrance porch, three reception rooms, fitted kitchen with family room off, three bedrooms, en-suite and family shower room. To the outside there are well stocked gardens, as well as raised borders and patio areas. The property offers ample parking space and a detached garage as well as oil fired central heating.

Tenure- Freehold. Council tax Band-F EPC-TBC



### Description

Located in the quiet setting and providing excellent family living space this property can only be truly appreciated upon a viewing ! Gellifor is noted for its scenic beauty with many country walks and bridleways close by. The nearby town of Ruthin has offers an array of amenities such as supermarkets, local stores, small businesses, cafe, restaurants, public houses and tourist attractions. There is a primary school within Gellifor, and a bus route linking you to Ruthin and Denbigh.

### Entrance/Sun Room

16'4" x 7'6"

Tiled flooring and uPVC double glazed windows.

### Living Room

13'4" x 10'1"

uPVC window to the side elevation, exposed timber beams, stone feature fireplace with personalised log burner on stone hearth, french doors leading to Sun Room and a double radiator.

### Dining Room

13'2" x 12'3"

uPVC double glazed window to the front elevation, double panel radiator, access to:

### Kitchen

20'2" x 6'6"

Well fitted having a range of matching wall and base units, complimentary working surfaces, sink and drainer having a mixer tap, tiled splash backs, void for a cooker and tall standing fridge freezer, provisions for a washer/dryer, under-stair pantry cupboard, double panel radiator, two uPVC double glazed windows to the rear elevation, tiled floor, door from the kitchen leading to downstairs W.C. Access to porch leading to the rear garden. Access to:

### Dining Area

9'7" x 8'0"



### Cloakroom

5'10" x 4'10"

Low level WC, wall mounted wash basin, oil central heating boiler serving the central heating and hot water, uPVC double glazed window to the rear elevation.

Access from Ground Floor to the Landing  
Study area, built in storage area.

### Bedroom 1

13'5" x 10'1"

Bright and spacious bedroom having a uPVC double glazed window to the front elevation looking out across open fields. Two Recessed wardrobes with doors.

### En Suite

9'7" x 5'7"

Panelled bath, low level W.C, pedestal wash basin, double radiator, chrome towel rail and a uPVC double glazed window to the rear elevation.

### Bedroom 2

11'3" x 7'11"

Two Built in storage cupboards, uPVC double glazed window to the front elevation.

### Bedroom 3

13'1" x 7'3"

uPVC double glazed window to the rear elevation and a single radiator.

### Shower Room

9'0" x 4'10"

Low level W.C, vanity wash basin, tiled from floor to ceiling, bay window with uPVC, corner shower enclosure and a radiator

### Garage

18'9" x 9'0"

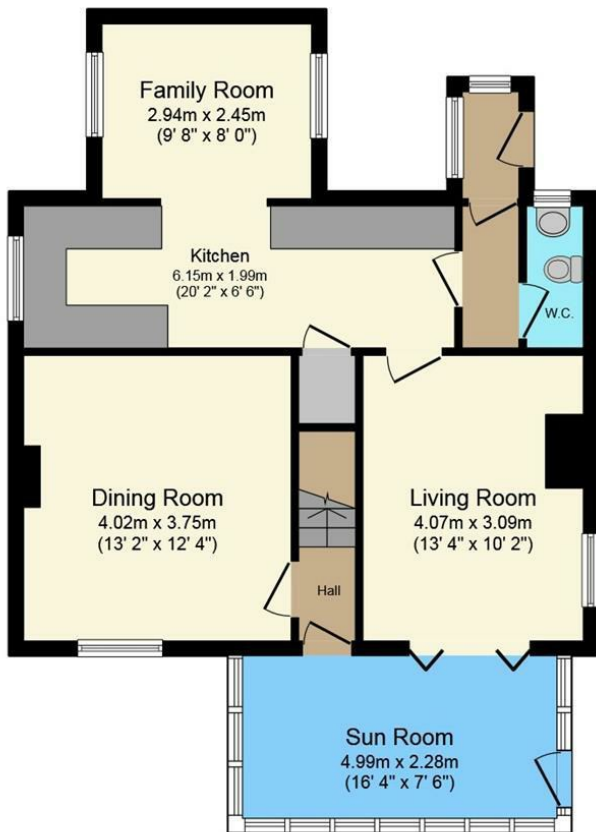
### Outside

Access is provided through a wooden five bar gate which leads to a block paved driveway providing parking for multiple vehicles, well stocked borders having a variety of shrubs and plants, there is a stone wall and timber fencing to the boundary, paved patio, lawned garden, , raised timber flower bed, timber log store, covered timber and steel utility area, pergola, pedestrian gate.  
Garage

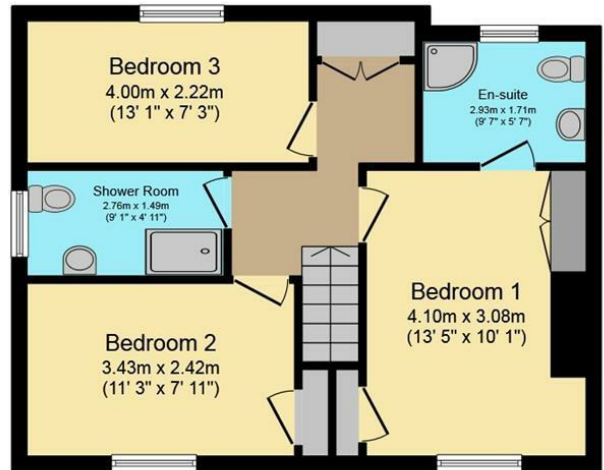
### Directions

From our Ruthin office proceed down Well Street, at the junction keep right onto Rhos Street, turn left sign posted Mold just before the traffic lights and keep right onto A494 for approximately 1.5 miles. Turn left sign posted Llandyrnog and continue along this road for approximately 2.5 miles, pass 30mph speed sign, approx 0.5 mile turn right up the track just before the new builds.





**Ground Floor**



**First Floor**

Total floor area 114.5 m<sup>2</sup> (1,232 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

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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.