



**20 Min Yr Afon, Ruthin, Denbighshire,
LL15 1NR**

£190,000



EPC - null

Council Tax Band - D

Tenure - Freehold

Min Yr Afon, Ruthin

2 Bedrooms - Bungalow - Detached

No onward chain - A two-bedroom detached bungalow located in a sought after residential cul-de-sac in Ruthin, within close proximity to local amenities and a brief walk to Ruthin town centre. The accommodation includes a kitchen, a bright and spacious living room, one bedroom with the potential to convert the dining room into a second bedroom, a conservatory, a shower room, an easily maintainable south-facing rear garden and a single garage. EPC Rating - E 42, Council Tax Band - D, Tenure - Freehold.



Accommodation

uPVC door with obscured window adjacent, coved ceiling, carpeted flooring and a single radiator with doors off to kitchen and living room.

Living Room

17'0" x 11'7" (5.18 x 3.53)

A uPVC window to the front elevation along with a double glazed window to the side, allowing plenty of natural light. Gas fire with tiled fireplace and a double radiator.

Kitchen

11'1" x 7'10" (3.38 x 2.39 (3.39 x 2.4))

Laminate flooring, matching wall and base units, laminate worktops with a stainless steel drainer sink, integrated electric oven and hob with extractor hood above, space for a tall standing fridge freezer, recessed worktop with provisions for a washing machine and tumble dryer, a uPVC double glazed window to the side elevation and a uPVC door leading to the side and a single radiator.



Bedroom One

13'2" x 10'0" (4.01 x 3.05 (4.02 x 3.06))

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

Dining Room/ Bedroom Two

9'3" x 9'8" (2.82 x 2.95)

With carpeted flooring and a single radiator.

Conservatory

9'4" x 9'11" (2.84 x 3.02)

uPVC double glazed windows surround with double French doors leading to the south facing rear garden.

Bathroom

6'5" x 5'2" (1.96 x 1.57)

With low flush W.C, shower enclosure, washbasin within a vanity unit, mounted heated towel rail, tiled walls and obscure uPVC window.



Outside

The property is approached by a long driveway offering ample off street parking and inturn leads to the garage. The front garden is landscaped for ease of maintenance. The rear garden is enclosed with tiered lawned gardens and patio area.

Directions

From our Ruthin office turn right to the junction turning left passing B & M Bargain on the left. At the roundabout take the second exit off onto Park Road and left turning onto Min yr Afon





Ground Floor

Total floor area 69.6 m² (749 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.