



**28 Stryd Yr Wylan, Ruthin,
Denbighshire, LL15 1QJ**

£240,000

 3  3  1  B

EPC - B83

Council Tax Band - D

Tenure - Freehold

Stryd Yr Wylan, Ruthin

3 Bedrooms - House - Semi-Detached

A semi-detached family home with three bedrooms for sale on the Glasdir Estate in Ruthin. This property enjoys proximity to local schools and amenities. It features a spacious living room, a well-appointed kitchen/diner, three generously sized bedrooms, one of which has an en-suite, a family bathroom, a convenient downstairs W.C., and both front and rear gardens. The rear garden also boasts a summer house that currently serves as a home gym. Tenure - Freehold, EPC Rating - B83, Council Tax Band - D



Accommodation

Entry through a double-glazed paneled composite front door opening into

Entrance Hall

Within the space, there is a radiator, an electric meter cupboard, tiled flooring, and a staircase ascending to the first floor.

Living Room

14'9" x 10'6" (4.50 x 3.20)

Timber paneling, a media wall with concealed LED lights, a double radiator, and a double glazed window overlooking the front elevation.

Kitchen/Diner

13'10" x 11'2" (4.22 x 3.40)

A sleek high-gloss cream kitchen unit is complemented by wall and base units. It boasts integrated appliances including a fridge-freezer and double oven, along with a four-ring gas hob crowned by an extractor. The kitchen also features a single drainer sink, tiled splashback, under-unit lighting, and a central island incorporating a breakfast bar with extra storage. Additionally, there's a double radiator, a double glazed door providing access to the rear garden, and a pantry complete with shelving.



Bedroom One

18'3" x 13'9" (5.56 x 4.19)

This room is filled with natural light, with a double glazed window at the front and a Velux window at the rear. It includes a built-in storage cupboard and an en-suite accessible via a separate door.

En-suite

7'5" x 4'6" (2.26 x 1.37)

This room features a completely tiled walk-in shower enclosure, half-tiled walls, a low flush W.C., a pedestal wash basin, and a Velux window situated at the rear.



Bedroom Two

13'10" x 9'2" (4.22 x 2.79)

One wall has timber paneling, accompanied by a radiator, an additional built-in storage cupboard, and a double glazed window overlooking the rear.

Bedroom Three

11'10" x 6'9" (3.61 x 2.06 (3.60 x 2.07))

Within the room, you'll find a radiator, a front-facing double glazed window, and decorative timber wall paneling.

Family Bathroom

7'1" x 6'9" (2.16 x 2.06 (2.17 x 2.07))

The bathroom features a bath with a shower overhead, fully tiled surroundings, a pedestal washbasin, a low flush toilet, a radiator, and half-tiled walls.

W.C

Low flush toilet, a washbasin, timber paneling, and a radiator.

Garden Gym

20'0" x 7'10" (6.10 x 2.39)

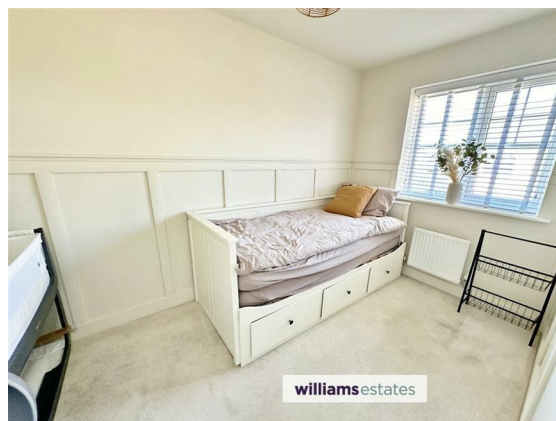
Currently serving as a home gym, this space features insulation panels, a double glazed sliding door, and a double glazed window, all equipped with electrical amenities.

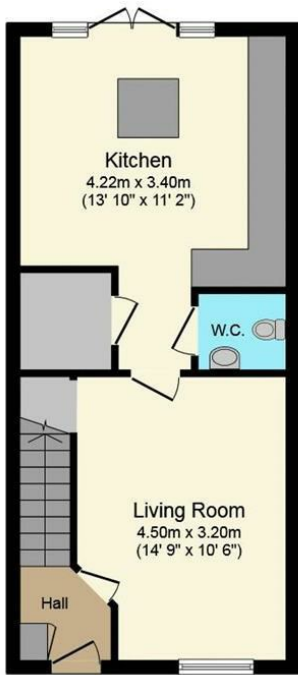
Outside

A lengthy driveway leads to the property, with a petite garden in the front. The rear garden is comprised of a lawn and a paved area stretching across the width of the property, while timber fencing separates the patio from the lawn area.

Directions

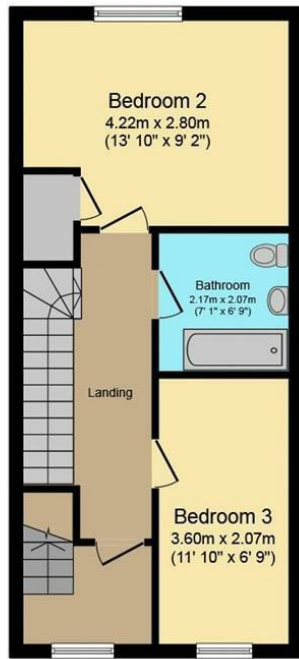
From the Williams Estates Branch in Ruthin, continue to the top of Well Street, take the second exit on the roundabout onto Clwyd Street, continue to the bottom of Clwyd Street, take a right turning onto the Junction, then take your left onto Borthyn, continue until you reach the roundabout and take your second exit onto the Ruthin North Link Road. Continue to the roundabout and take your second exit into Stryd Y Wennol, continue to the bottom of the road and follow it round to the right, continue and you will see sign posted Stryd Yr Wylan.





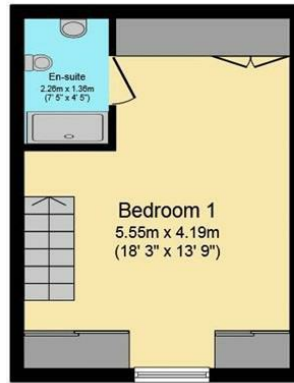
Ground Floor

Floor area 41.7 sq.m. (449 sq.ft.) approx



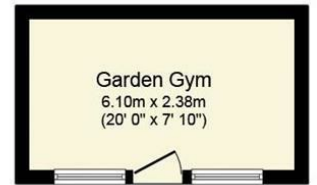
First Floor

Floor area 41.7 sq.m. (449 sq.ft.) approx



Second Floor

Floor area 23.4 sq.m. (252 sq.ft.) approx



Outbuilding

Floor area 10.2 sq.m. (109 sq.ft.) approx

Total floor area 117.0 sq.m. (1,260 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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