



williams estates



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1 Y Llys, Llanbedr Hall, Ruthin, Denbighshire, LL15 1UY

£75,000



EPC - null

Council Tax Band - B

Tenure - Freehold

Y Llys, Ruthin

1 Bedrooms - House - Terraced

Offered with no onward chain is this one bedroom semi detached cottage, located in the village of Llanbedr Dyffryn Clwyd which stands in the shadow of the Clwydian Range, an Area of Outstanding Natural Beauty and is just a short drive from the Medieval town of Ruthin. The property briefly comprises living room, kitchen, one double bedroom, bathroom and parking to the rear. Would benefit from a full refurbishment. Viewing is highly recommended. EPC - TBC.



Accommodation

Steps leading to a timber framed glazed door providing access into;

Entrance Porch

With timber framed single glazed windows and timber framed obscured glazed door leading into;

Entrance Hall

4'5" x 4'10"

With storage cupboard providing loft access and doors leading off to both the bedroom and the living room.

Living Room

15'2" x 11'0"

Double aspect timber framed glazed windows to the front and rear elevation, feature exposed stone and door leading into the;

Kitchen

9'10" x 6'3"

With a range of wall, drawer and base units with work surface over, stainless steel single bowl sink, void and space for an oven and timber framed glazed double doors leading to the rear of the property.

Bedroom

9'9" x 9'11"

With timber framed glazed window to the front elevation, fixed wardrobes and leading into the;

Bathroom

4'11" x 8'6"

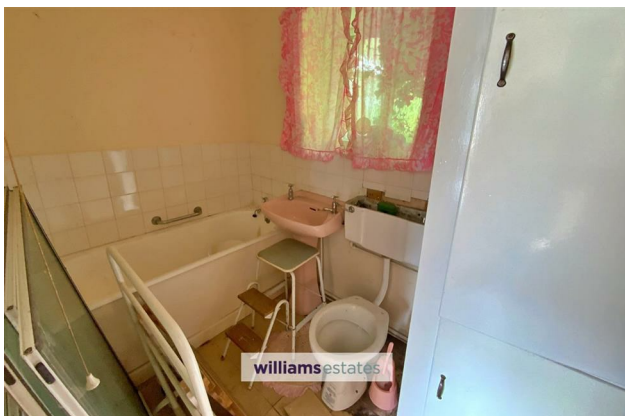
Three piece suite comprising WC, pedestal wash basin and bath unit with tiled splash backs, storage cupboards and timber framed glazed window to the rear elevation.

Outside

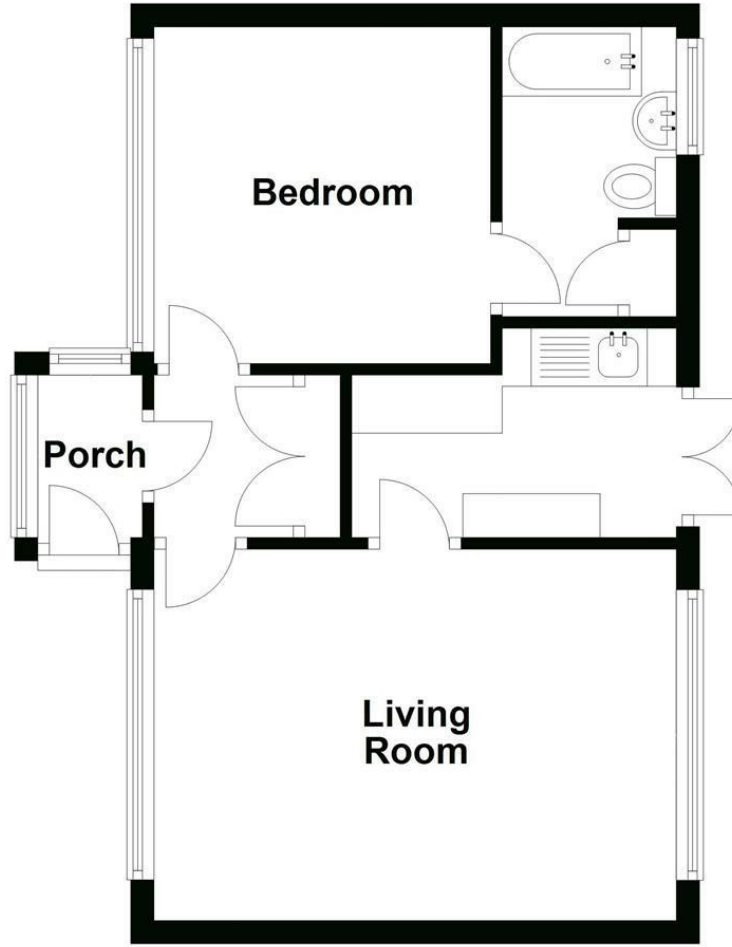
To the rear of the property is a garden area that can be used for off street parking.

Directions

From the Agents office, proceed along Mold Road towards Llanbedr Dyffryn Clwyd. After the Church on your left there is a turning on the left for Lon Cae Glas.




Continue to the top of road until you meet a T junction,
Turn left onto Bwlch pen Barras and take an immediate
left towards Llanbedr Hall Estate. Follow this road until it
starts to bend, from here you will see our for sale sign.



Ground Floor

Approx. 36.1 sq. metres (388.1 sq. feet)

Total area: approx. 36.1 sq. metres (388.1 sq. feet)

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		

Call us on
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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.