



## 2 Pen Y Bont Llanelidan, Ruthin, Denbighshire, LL15 2RB

**£299,000**



**EPC - null**

**Council Tax Band - C**

**Tenure - Freehold**

# , Ruthin

## 2 Bedrooms - House - Semi-Detached

Set in a tranquil location this characterful cottage has views out across surrounding countryside, situated in the rural village of Llanelidan some 6 miles from Ruthin. The accommodation in brief comprises breakfast kitchen, inner hall, snug, two bedrooms, bathroom, large conservatory, three outbuildings, and large gardens. The property also benefits from double glazing and oil fired heating.

Tenure- Freehold Council Tax band-C EPC Rating E-45.



### Location

Llanelidan' is a Hamlet nestling in a secluded rural setting within the Nantclwyd Estate about 1.25 miles from the A494(T) Ruthin to Corwen Road some 6 miles from Ruthin and 17 miles from Mold. Llanelidan is centred on a small church, noted Inn and village cricket ground. The nearby market town provides an excellent range of facilities including secondary school, whilst there are primary schools in the villages of Pentrecelyn and Pwllglas as well as in the town. Ruthin golf club is situated in Pwllglas some 3.5 miles distant.

### Accommodation

Covered porch with pitch roof and hardwood panelled door leading to:

### Entrance Hallway

Staircase rising off panel radiator and telephone point and doors leading to-

### Living Room

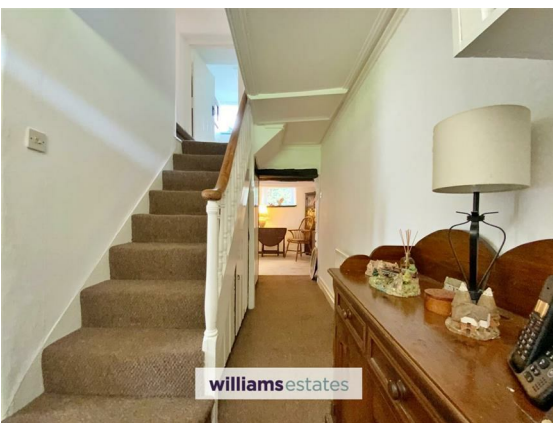
16'3" x 12'3" (4.95 x 3.73 (4.96 x 3.74))  
A splendid lounge designed to take full advantage of the exposed beams and countryside views, with timber fire surround and electric fire set on a tiled hearth, radiator and wall lights.

### Inner Hall/ Snug

With uPVC window to the rear elevation, laminate flooring, feature stone walls and original beams, door leading to-

### Kitchen/Breakfast Room

20'10" x 9'5" (6.35 x 2.87 (6.34 x 2.88))  
Shaker style fitted base and wall units with complimentary worktops over, inset one and a half bowl composite sink with mixer tap, integrated washing machine, electric double oven, tiled splash backs, two velux windows, space for tumble dryer, open beamed ceiling, feature stone wall with beam which houses an original cast iron bread oven, laminate flooring and door leading to-



### Conservatory

14'0" x 9'7" (4.27 x 2.92 (4.26 x 2.93))

With tiled flooring, panelled radiator and wall lights and doors leading to the front of the property.

### First Floor Landing

With doors leading off to all rooms-

### Bedroom One

13'11" x 12'7" (4.24 x 3.84 (4.25 x 3.83))

With uPVC window overlooking open farm land, laminate flooring, fitted timber wardrobes, panelled ceiling, loft hatch and radiator.

### Bedroom Two

10'2" x 9'5" (3.10 x 2.87)

With uPVC window overlooking the front elevation, radiator and laminate flooring.

### Family Bathroom

8'7" x 6'8" (2.62 x 2.03)

Fitted with a three piece suite to include a pedestal wash hand basin with mixer tap, low level w.c, panelled bath with electric shower over, radiator, uPVC window overlooking the rear of the property and laminate flooring.

### Outside

The property is approached via a gravelled driveway, which leads to the front and side of the property, there are three adjoining outbuildings which are currently being used for storage -

There is a cottage style garden to the front of the property and to the side which overlooks open farmland is a large lawned area with gravel path, which has been previously used as a vegetable patch. Please note that No 1 Pen y Bont has pedestrian access through the garden, to a their allocated garden

### Agents Note

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### Directions

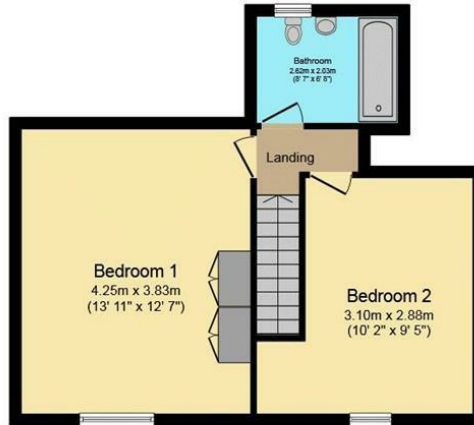
From the Agent's Ruthin office take the A494(t) Corwen Road proceeding through the village of Pwllglas and continue for a further one mile turning left signposted Llanellidan and follow the country lane into the village. Continue through the village up the hill and on reaching the 'T' junction turn left continue along and the property will be found on the right hand side.





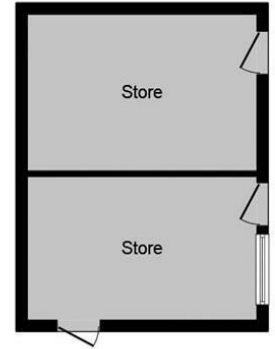
### Ground Floor

Floor area 66.1 sq.m. (711 sq.ft.) approx



### First Floor

Floor area 47.3 sq.m. (509 sq.ft.) approx



### Outbuilding

Floor area 23.9 sq.m. (257 sq.ft.) approx

Total floor area 137.3 sq.m. (1,478 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) <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.