



## Ty'r Afon Llanfwrog, Ruthin, Denbighshire, LL15 2AD

**£520,000**

4 2 3 E

**EPC - E43**

**Council Tax Band - G**

**Tenure - Freehold**

# , Ruthin

## 4 Bedrooms - House - Semi-Detached

This beautifully kept family home set in the quiet, rural village of Llanfwrog comprises a large hallway with a W.C, large and spacious living room area with featured stone fireplace, separate snug area, kitchen and dining room and utility room to the ground floor. The first floor comprises a large landing area, the master bedroom with a modern en-suite, three double bedrooms and a family bathroom. Other benefits include a private drive leading to the property, double glazing throughout, large and private gardens to the rear and a detached garage. EPC Rating - E-43, Council Tax Band - G, Tenure - Freehold



### Description

The property benefits from a large lobby with W.C, large and spacious living room with a stone featured fireplace, modernised kitchen and breakfast area, comprises a large hallway with a W.C, large and spacious living room area with featured stone fireplace, separate snug area, kitchen and dining room and utility room to the ground floor. The first floor comprises a large landing area, the master bedroom with a modern en-suite, three double bedrooms and a family bathroom. double glazing throughout, large and private gardens to the rear and a detached garage.

### Accommodation

With canopy entrance, composite door with stained glass panel, entering into:

### Reception Hall

Spacious hall with tiled flooring and doors leading off to all rooms, oak staircase leading to the first floor, with a large under stairs storage and single radiator.

### Downstairs Storage Cupboard

Extra hanging and storage space.

### Cloakroom

7'9" x 3'10" (2.36 x 1.17 (2.361 x 1.174))

White suite includes a low level w.c, partially tiled splash back, pedestal wash basin, floor tiling, extractor fan and a single radiator.

### Kitchen

13'10" x 10'4" (4.22 x 3.15 (4.208 x 3.147))

Modern kitchen fitted with a range of matching wall and base units, with granite effect worktops with a tiled splash back, stainless steel drainer sink with mixer tap over, extractor hood over, integrated dishwasher, ample space for a tall standing fridge/freezer and two uPVC double glazed windows to the front and rear.

### Dining Room

9'9" x 17'8" (2.97 x 5.38 (2.960 x 5.385))

Bright room with ample space for a large dining table, single panelled radiator and three uPVC double glazed windows to the front and both side elevation.

### Living Room

17'6" x 15'1" (5.33 x 4.60 (5.331 x 4.607))

A large, spacious living room with a stone fireplace, uPVC double glazed windows to the rear and bi-fold doors which open onto the rear patio area and the beautifully kept gardens.

### Snug

12'7" x 13'11" (3.84 x 4.24 (3.826 x 4.249))

This expansive room is full of character with a high vaulted ceiling, wood burner, exposed rafters and purlins and impressive A frame wall and roof trusses. With tiled flooring throughout, expansive uPVC double glazed window to the rear garden and double glazed window to the front elevation and double radiator.



### Utility Room

8'2" x 5'10" (2.49 x 1.78 (2.491 x 1.786))

Tiled flooring continues from the kitchen, with a range of matching wall and base units, plumbing for washing machine, Worcester oil boiler, stainless steel drainer sink, tiled splash back and a uPVC stable door leading to the rear elevation.

### First Floor Landing

10'4" x 17'5" (3.15 x 5.31 (3.160 x 5.302))

With a large double glazed featured window, solid oak flooring, airing cupboard adjacent to the bathroom, single radiator and doors leading off to all rooms.

### Bedroom One

15'0" x 13'11" (4.57 x 4.24 (4.564 x 4.252))

Bright and airy room with solid oak flooring, two built in wardrobes, single radiator, two uPVC double glazed windows to the front and side elevation and a door leading through to the en-suite.

### Bedroom One En-Suite

7'3" x 5'5" (2.21 x 1.65 (2.200 x 1.655))

Modernised white suite comprising a walk in shower enclosure with a glazed screen, low level w.c and vanity wash basin, with tiling from floor to ceiling and an obscure double glazed uPVC window to the side elevation.

### Bedroom Two

15'0" x 9'10" (4.57 x 3.00 (4.583 x 2.991))

With solid oak flooring, built in wardrobes, double radiator and two uPVC double glazed windows to the side and rear elevations.

### Bedroom Three

7'6" x 9'8" (2.29 x 2.95 (2.284 x 2.944))

Solid oak floor continues, single radiator, built in wardrobes and uPVC double glazed window to the rear elevation.

### Bedroom Four

14'5" x 10'7" (4.39 x 3.23 (4.382 x 3.234))

Bright and spacious with oak flooring, single radiator and an uPVC double glazed window to the front elevation.

### Family Bathroom

7'6" x 5'7" (2.29 x 1.70 (2.296 x 1.696))

White suite includes partially tiled walls with exposed flooring, pedestal wash basin, low level w.c, bathtub and a obscured double glazed window to the front elevation.

### Outside

The property is approached via steel gates, includes tarmac driveway with ample parking for numerous vehicles and access to the larger than average single garage.

### Garage

Detached larger than average single garage with up and over door and additional storage loft above, electric light and power and a door to the side elevation.

### Garden

Well maintained private gardens with beautifully kept lawns and a well sheltered patio to the rear. The garden is southern facing and bound by mature planting and trees.

### Directions

From our Ruthin office proceed up Well Street to the roundabout on the Town Square, continue onto Clwyd Street and on reaching the junction bear left on to Mwrog Street. Continue over the mini roundabout and into the village of Llanfwrog. On passing The Church continue past the first right hand turn for Bontuchel and Cyffylliog and the drive is the second drive on the right.





**Ground Floor**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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