



**Bodfan Llanfair Road, Ruthin,
Denbighshire, LL15 1DA**

£495,000

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EPC - C73

Council Tax Band - E

Tenure - Freehold

Llanfair Road, Ruthin

3 Bedrooms - Bungalow

Three bedroom detached bungalow with fantastic views of the open fields to the front. Located within an easy walk of the Ruthin town amenities and local school. The property briefly comprises of, Living Room, Kitchen/Diner, Utility, Three Double Bedrooms, shower room, cloakroom, double garage and off-road parking. EPC Rating - TBC, Council Tax Band - E, Tenure - Freehold.



Accommodation

uPVC front door leading to

Conservatory Porch

8'6" x 7'10"

Laminate flooring, uPVC double glazed windows to the front and side elevation which overlook, fantastic countryside views.

Entrance Hall

Having doors off which lead to all of the rooms and a double panel radiator.

Living Room

15'5" x 10'4"

Large bay window having a uPVC double glazed window to the front elevation, log burner sat on a slate hearth and three double panel radiators.

Kitchen/Diner

18'11" x 11'8"

Laminate countertops with coordinated wall and base units, stainless steel drainer sink paired with a mixer tap. The kitchen is equipped with an integrated electric hob with an extractor hood, along with an integrated electric oven and warming drawer. Tiled splash back, two uPVC double glazed windows at the rear and one at the front, double radiator, and access is provided through a door leading to:

Utility Room

10'11" x 9'11"

Well appointed, with wall and base units, this area offers provisions for both a washing machine and a tumble dryer, stainless steel drainer sink, with access to the rear through a uPVC door, uPVC double glazed window to the side elevation and a Worcester boiler.

Cloakroom

Comprising low level W.C., wall hung wash hand basin and a uPVC obscured window to the rear elevation.



Bedroom One

11'10" x 11'9"

High ceilings complement this space along with a generously sized double glazed window at the front, offering an expansive view.

Bedroom Two

11'4" x 10'4"

Carpeted flooring, built-in storage cupboard, a double radiator and a uPVC double glazed window on the side elevation.

Bedroom Three

12'4" x 8'3"

Carpeted flooring, double radiator and a uPVC double glazed window positioned on the side elevation.

Shower Room

11'2" x 8'1"

Fully tiled from floor to ceiling, a low-level W.C., a vanity wash basin, and a corner shower enclosure. A chrome towel rail, built-in storage cupboard and a Velux window allowing in plenty of natural light.

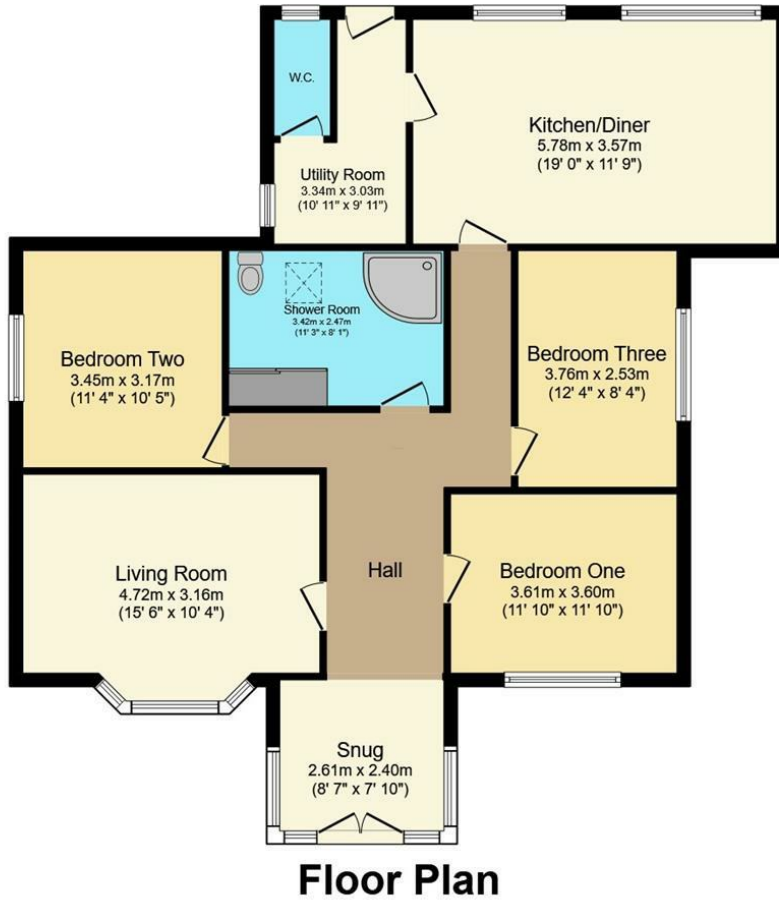
Outside

Tarmacadam drive leading to the double garage with up and over door, with pedestrian door to the side with light and power. Lawned garden to the front elevation with shrub hedging to the boundary, access to the side leading to the rear garden which has a paved patio area, a lawned garden bound by timber fencing and a timber shed.

Directions

From Ruthin office turn right to the junction. Turn right at the T-Junction and continue along Llanfair Road and the property is found on the left hand side just before Castle Park.





Total floor area 106.3 m² (1,144 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 87 73 </div>
(81-91) B	
(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.