



**20 Bryn Eryl, Ruthin, Denbighshire, LL15
1DT**

£385,000

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EPC - D68

Council Tax Band - F

Tenure - Freehold

Bryn Eryl, Ruthin

4 Bedrooms - House - Detached

No Onward Chain A detached family home comprising of Kitchen, dining room, conservatory, living room, cloakroom, four double bedrooms, en-suite and bathroom To the first floor there is a master bedroom having an en suite, three further bedrooms and family bathroom. The property has gardens to the front and rear, drive providing parking and access to the garage, The property has gas central heating and double glazing, there are also solar panels which provide electricity and are also able to provide hot water. EPC Rating - TBC, Tenure - Freehold, Council Tax Band - F.



The accommodation provides:
uPVC double glazed door leading to

L shaped Reception Hall
Double panel radiator, stairs off

Cloakroom
Low level WC, wash hand basin, radiator, tiling to half height, double glazed window,

Living Room
15'10" x 11'9" (4.84 x 3.6)
Feature fireplace housing a living flame gas fire, two radiators, double glazed windows to the front and rear.

Dining Room
15'1" x 12'0" (4.6 x 3.68)
Extended dining room, double panel radiator. uPVC sliding patio door which leads into

Conservatory
12'3" x 8'5" (3.75 x 2.57)
Wall heater and double glazed door to the rear garden.

Kitchen
13'1" x 9'1" (4.0 x 2.78)
Fitted with a range of base units and drawers, glazed display wall units, complimentary working surfaces, integrated oven, four ring hob, single bowl double drainer sink and mixer tap and splash back, integrated fridge and freezer, plumbing for washing machine, tiled floor, double panel radiator, double glazed window to the rear, double glazed door to the side.

Stairs from Hall to Landing
Double glazed window to the front, airing cupboard housing hot water tank and shelving.

Bedroom 1
16'1" x 13'1" (4.92 x 4.0)
Two radiators, two double glazed windows to the front and rear elevations.

En suite
Shower cubicle, wash hand basin, WC, single panel radiator and extractor fan,



Bedroom 2

11'3" x 9'5" (3.44 x 2.88)

Built in mirror fronted wardrobes having sliding doors, radiator and double glazed window to the rear elevation.

Bedroom 3

9'5" x 9'4" (2.88 x 2.87)

Radiator and double glazed window to the rear.

Bedroom 4

9'2" x 8'9" (2.8 x 2.68)

Radiator and double glazed window to the front.

Bathroom

Panel bath, pedestal wash hand basin, WC, fully tiled walls, tiled floor, heated towel rail and double glazed window to the side.

Outside

Block paved double width drive providing parking and access to the garage which has a remote control door powered door and light. Front garden is lawned and a path to the side, leads to the rear lawned garden and patio area.

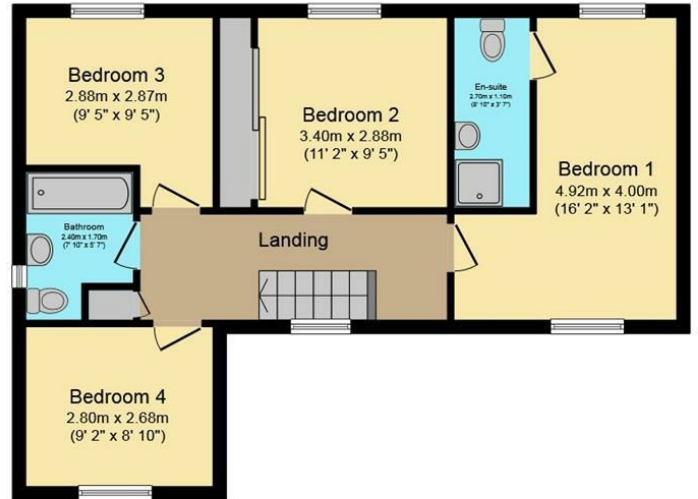
Directions

From the Agents Ruthin office proceed to the bottom of Well Street turning right onto Rhos Street, continue along this road taking the second left into Bryn Eryl.





Ground Floor



First Floor

Total floor area 141.0 m² (1,518 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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.