



## 2 Stryd Y Wennol, Ruthin, Denbighshire, LL15 1QL

**£259,950**

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**EPC - C78 Council Tax Band - D Tenure - Leasehold**



# Stryd Y Wennol, Ruthin

## 3 Bedrooms - House

No Chain

A beautiful presented three storey semi-detached house with views overlooking the Clwydian Range and located on a favourable residential area, just a short walk from Ruthin town centre, local schools and all other local amenities. The property offers three to four bedrooms, living room, dining room, kitchen/diner, utility, cloakroom, single garage and parking, bathroom and en-suite. The property benefits from gas central heating and uPVC double glazing. EPC Rating - C78, Tenure - leasehold, Council Tax Band - D



### Description

A deceptively spacious three storey three - four bedroom corner town house benefitting from larger than average gardens. The property has been recently decorated throughout, new carpets fitted and all the windows and the patio door replaced with new uPVC double glazed windows. The property is within a short distance from the busy market town of Ruthin and walking distance to all local schools, supermarkets and amenities.

The property benefits from gas central heating. The accommodation comprises reception hall, living and dining rooms, well fitted kitchen, utility and cloakroom. There is a master bedroom having an ensuite shower room, three further bedrooms and family bathroom. To the exterior there is a drive providing parking and access to a single garage with further space for additional parking. There are lawned gardens to the front side and rear.

### The accommodation provides

A Composite door leads to:

### Reception Hall

Central heating radiator, tiled floor, staircase to the first floor, understairs storage cupboard. Access to:

### Dining Room

11'11" x 10'9" (3.64 x 3.28 )

Single panel radiator, four uPVC double glazed windows three bay windows to the side elevation and one to the front elevation. Archway gives access to:

### Kitchen

15'8" x 8'11" (4.78 x 2.73)

Well fitted having a range of base and wall mounted cupboards and drawers, complimentary working surfaces, stainless steel sink unit having mixer tap, two uPVC double glazed windows to the side elevation, four ring gas hob, integrated electric oven, integrated fridge and freezer, integrated dishwasher, tiled splash backs, double panel radiator, tiled floor, uPVC double glazed full length windows and french doors lead to the rear garden.

### Utility Room

5'5" x 5'2" (1.66 x 1.60)

Matching base units, complimentary working surfaces, stainless steel sink unit having a mixer tap, gas central heating boiler, tiled floor, door leads to:



### Cloakroom

5'6" x 2'11" (1.68 x 0.89)

Low level WC, pedestal wash hand basin, tiled splash back, tiled floor, single panel radiator

Stairs from Hall to:

### Landing

Single panel radiator.

### Living Room

14'11" x 10'9" (4.57 x 3.28)

Two uPVC double glazed windows to the front and side elevation, one single and one double panel radiator,

### Bedroom Three

14'11" x 8'7" (4.57 x 2.62)

### Bathroom

6'5" x 5'7" (1.98 x 1.72)

Panel bath, Low level WC, pedestal wash hand basin, part tiled walls. uPVC double glazed window to the side elevation.

### Turned Staircase to Second Floor Landing

Double panel radiator, storage cupboard housing the hot water tank.

### Bedroom One

12'11" x 10'11" (3.95 x 3.33)

One single and one double panel radiators, two uPVC double glazed windows to the front elevation, built in robes having hanging rails and shelving.

### En Suite

6'6" x 5'1" (1.99 x 1.55)

Low level WC, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, uPVC double glazed window having obscure glass.

### Bedroom Two

14'11" x 8'9" (4.57 x 2.67)

Three uPVC double glazed windows two the side and rear elevation, double panel radiator, access to roof space.

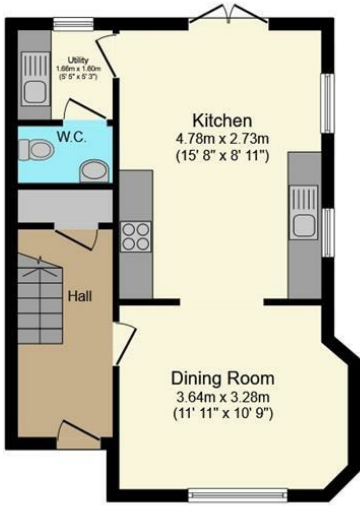
### Outside

Lawned garden to the front, side and rear. paved patio, hedging to boundary, pedestrian gate to the side, timber garden shed, brick wall and fencing to the rear boundary. Drive providing parking and access to a Single garage

### Directions

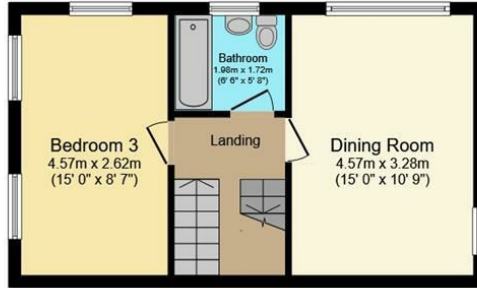
From the Williams Estates Branch in Ruthin, continue to the top of Well Street, take the second exit on the roundabout onto Clwyd Street, continue to the bottom of Clwyd Street, take a right turning onto the Junction, then take your left onto Borthyn, continue until you reach the roundabout and take your second exit onto the Ruthin North Link Road. Continue to the roundabout and take your second exit into Stryd Y Wennol, continue to the bottom of the road and follow it round to the right, continue and you will see signposted Stryd Yr Wylan.





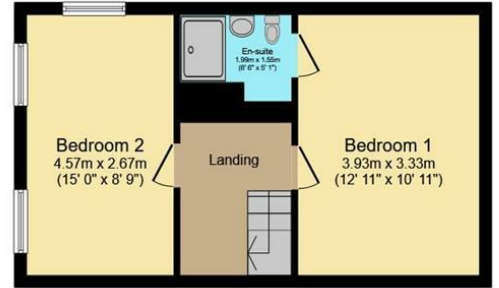
### Ground Floor

Floor area 43.4 m<sup>2</sup> (468 sq.ft.)



### First Floor

Floor area 37.3 m<sup>2</sup> (401 sq.ft.)



### Second Floor

Floor area 37.3 m<sup>2</sup> (401 sq.ft.)

**TOTAL: 118.0 m<sup>2</sup> (1,270 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>78</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.