



Min y Coed Cyffylliog, Ruthin, Denbighshire, LL15 2DN

£385,000

 4  2  3  C

EPC - C69

Council Tax Band - E

Tenure - Freehold

, Ruthin

4 Bedrooms - House

A four-bedroom detached family residence located in the rural setting of Cyffylliog. This property features ample off-road parking for multiple vehicles and easily maintained gardens both at the front and rear. The interior includes a welcoming reception hall, a spacious living room, a well-appointed kitchen/diner, dining room, utility, conservatory, four bedrooms, family bathroom, shower room and a single garage. EPC Rating - C69 , Council Tax Band - E , Tenure - Freehold.



The Accommodation provides access to Covered open porch, uPVC double glazed door with side window leading to:

Reception Hall

Radiator, personalised storage unit equipped with shelving and stairs extending from it.

Living Room

14'2" x 12'0" (4.33 x 3.67)

Fireplace with an elevated hearth accommodating a multi fuel log burner, alongside a radiator, double glazed side window, recessed lighting, and double glazed sliding patio doors opening to:

Conservatory

20'11" max x 11'1" max 6'6" min (6.4 max x 3.4 max 2.0 min)

uPVC double-glazed windows and a door to the side and rear, tiled flooring, double-panel radiator, offering unobstructed views of neighbouring land and woodland.

Dining Room

12'9" x 11'9" (3.9 x 3.6)

Two uPVC double-glazed windows on the front and side, an inset fireplace with an electric fire, accompanied by a double-panel radiator.

Kitchen

14'7" x 9'10" 229'7" (4.46 x 3 70)

Well equipped with contemporary high gloss cream cabinets and drawers, complemented by granite countertops and a breakfast bar. Features include a tall standing larder unit, integrated fridge and freezer, dishwasher, Neff double oven, plate warming drawer, Franke sink with mixer tap, Qooker hot water tap, soft-close pan drawers, Neff induction hob with extractor hood, radiator, recessed lighting, and two double-glazed windows offering views of the rear garden.



Utility

6'8" x 5'6" (2.05 x 1.70)

Connections for washing machine, room for a tumble dryer, Worcester floor-standing oil boiler for central heating and hot water, with a double-glazed side window and a stable door.

Shower Room

5'8" x 4'11" (1.73 x 1.52)

Shower enclosure, low level WC, wash hand basin set within a vanity unit, chrome heated towel rail and a double glazed window to the rear.

Landing

Double glazed window to the front and a radiator.

Bedroom One

14'1" x 12'1" (4.30 x 3.70)

Fitted with a range of wardrobes to two walls and matching dressing table, radiator, double glazed window to the rear.

Bedroom Two

12'11" x 11'8" (3.96 x 3.58)

Fitted wardrobe, radiator, double glazed window to the front.

Bedroom Three

11'9" x 9'10" (3.60 x 3.00)

Fitted wardrobes, double glazed window to the front and a radiator.

Bedroom Four

12'1" x 8'0" (3.70 x 2.46)

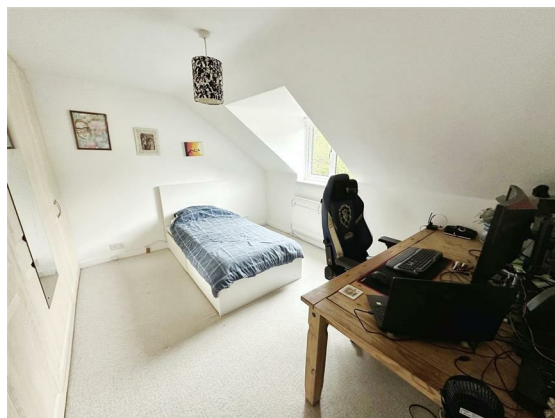
Double glazed window to the rear and a radiator.

Bathroom

A three-piece, including a corner bath with a shower overhead and pebbled side panel, a low-level WC, and a feature stone washbasin set within a matching vanity unit with storage below. Enhanced by attractive complementary wall tiling and a Velux roof window.

Outside

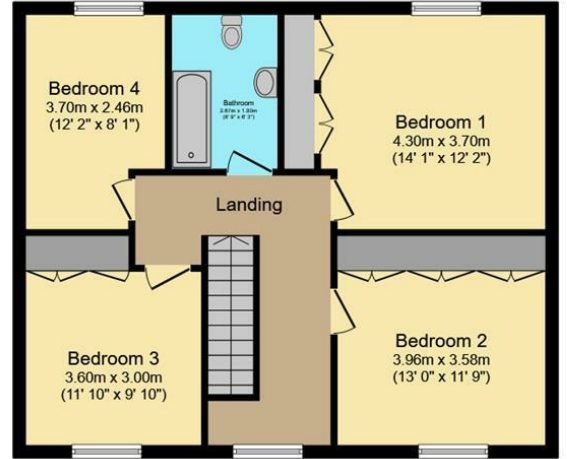
A vast tarmac driveway, providing ample parking for multiple vehicles, leads to the integral garage with its up-and-over door. Low-maintenance borders to the front, accompanied by stone chippings along the elevation and mature mixed borders. A timber garden store and a stone-paved patio offer outdoor storage and sitting space. Enjoy scenic views of the neighboring paddock and woodland. The rear garden is designed for easy upkeep with stone chippings.





Ground Floor

Floor area 95.1 sq.m. (1,023 sq.ft.)



First Floor

Floor area 65.1 sq.m. (701 sq.ft.)

TOTAL: 160.2 sq.m. (1,724 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) A | | |
| (81-91) B | | 81 |
| (69-80) C | 69 | |
| (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 | |

Call us on
01824 704050

Ruthin@williamsestates.com

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.