

Bryn Dedwydd, Rhyd-Y-Meudwy - LL15 2SU

Offers in Region of **£280,000**

Bryn Dedwydd

Rhyd-Y-Meudwy, Ruthin

NO ONWARD CHAIN
A stone built detached cottage within an idyllic setting some 6 miles from the Medieval Market Town of Ruthin and in need of a full scheme of refurbishment and improvements.

The property comprises two reception rooms, kitchen and bathroom to the ground floor with two double bedrooms to the first floor. To the outside there are pretty gardens and two outhouses.

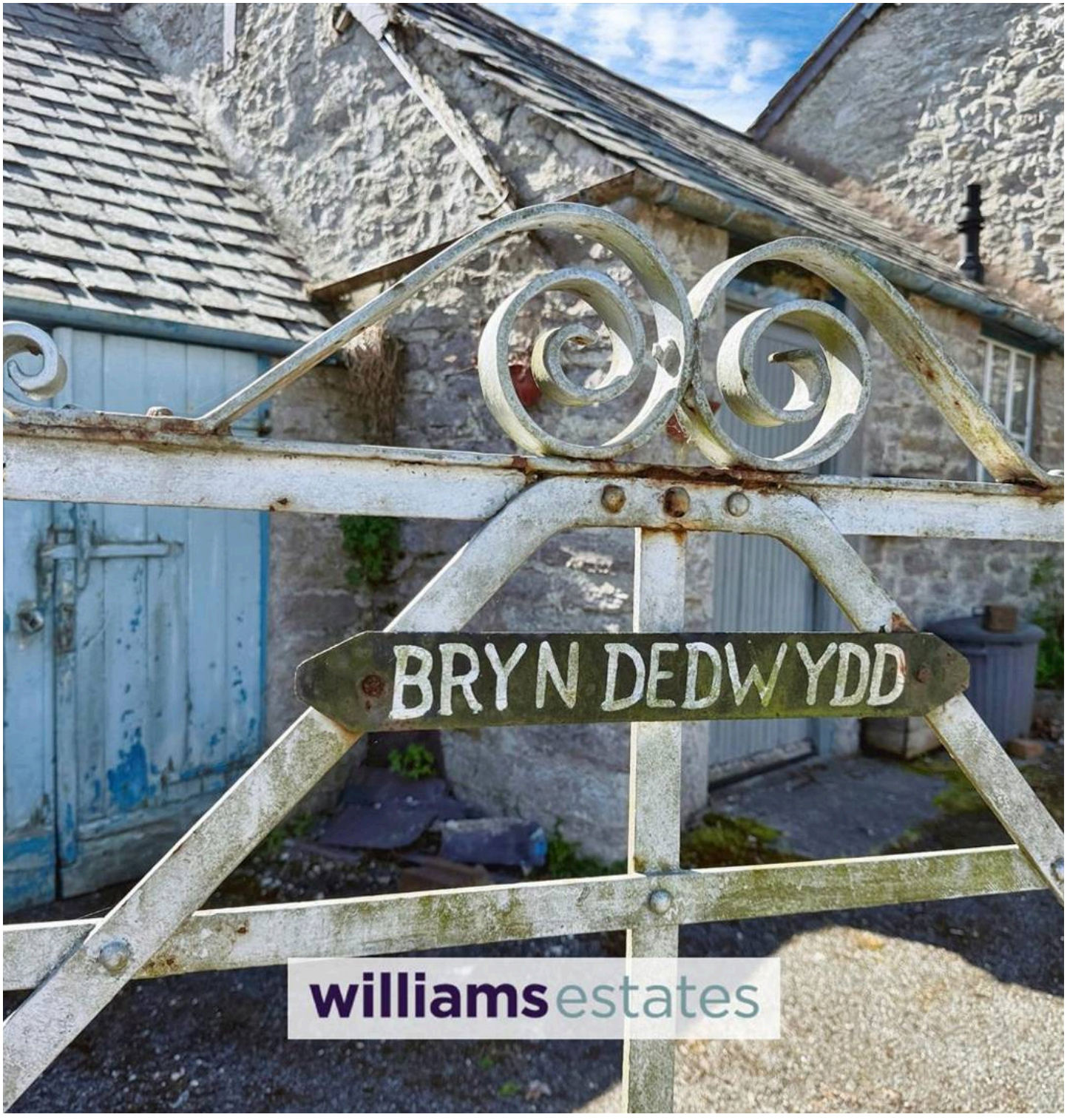
Viewing recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G









Accommodation
Door leads into
Porch
For general storage and coat hanging, door leads to

Sitting Room
Dimensions: 3.8 x 3.1 (12'5" x 10'2"). With open fire, inbuilt storage units, radiator, sash window and door to the front elevation, door to inner hallway leading to

Inner Hallway leading to

Kitchen
Dimensions: 5.2 x 2.22 (17'0" x 7'3"). With stainless steel sink, base units, two radiators, electric cooker point, uPVC window overlooking the countryside, doors lead to store room and lobby area

Store Room/Utility
Dimensions: 4.6 x 4.5 (15'1" x 14'9"). With sink, oil boiler, coal store, external door and window to the front

Lobby Area
With electric meter, radiator and coat hanging area, leads to

Ground Floor Bathroom
Dimensions: 2.1 x 2.1 (6'10" x 6'10"). With bath, washbasin, W.C, radiator and uPVC double glazed window to the front elevation.

Living Room
Dimensions: 3.5 x 3.7 (11'5" x 12'1"). From Inner hall, with radiator, two glazed storage units, feature fire surround and sash window to the front elevation

Stairs/Landing
Window to the front elevation, doors leads to

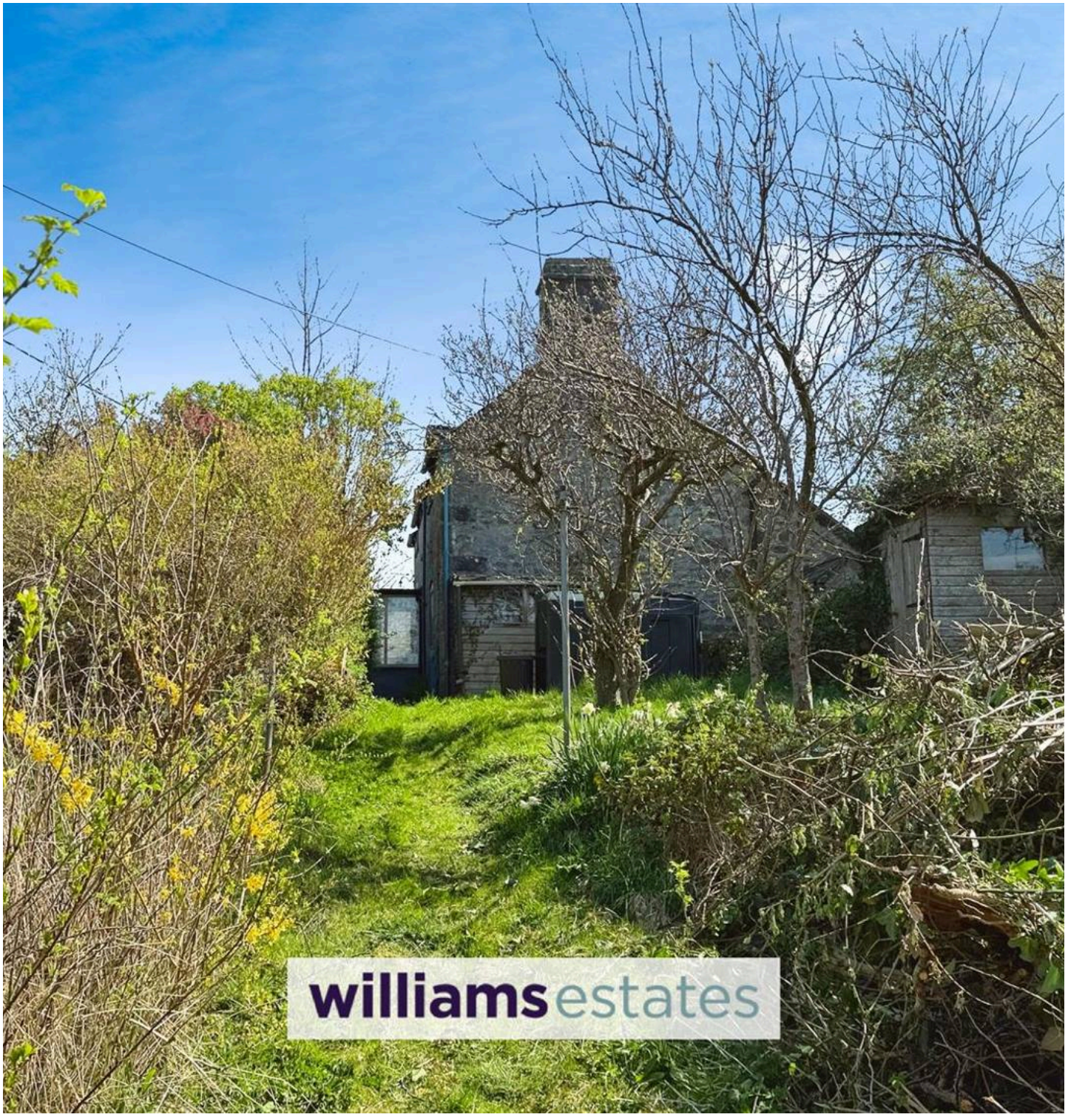
Bedroom One
Dimensions: 4.0 x 3.75 (13'1" x 12'3"). With radiator, storage cupboard and sash window to the front elevation.

Bedroom Two
Dimensions: 3.1 x 3.7 (10'2" x 12'1"). With radiator, storage cupboard and window to the front elevation with views.









Outside
Frontal area offering an entrance gate, stone wall to the front elevation, mixed stocked borders. A pathway leads to the front and side elevations with large garden area which is is mainly laid to lawn to the side with views to the south and west and also a variety of trees and shrubs, stone store and additional large steel framed garden store with adjacent glass greenhouse

Attached Side Building
Dimensions: 7.00 x 3.2 (22'11" x 10'5"). Stone built with vaulted ceiling, double timber doors and windows to the front and side elevations.

Directions
Leave Ruthin on the A525 in the direction of Wrexham and continue for approximately 4 miles until reaching Llysfasi, at the crossroads before the College turn right and follow road to a staggered crossroads and turn left towards Dibleys nursery and house is on the bend on the right hand saide

GARAGE

Single Garage

ON STREET

1 Parking Space



Ground Floor

Floor area 90.2 sq.m. (971 sq.ft.)

First Floor

Floor area 28.1 sq.m. (303 sq.ft.)

Total floor area: 118.4 sq.m. (1,274 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

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Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

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