



Orllwyn Maes Dolwen, Ruthin – LL15 1NY

Offers in Region of **£475,000**

Orllwyn Maes Dolwen

Ruthin

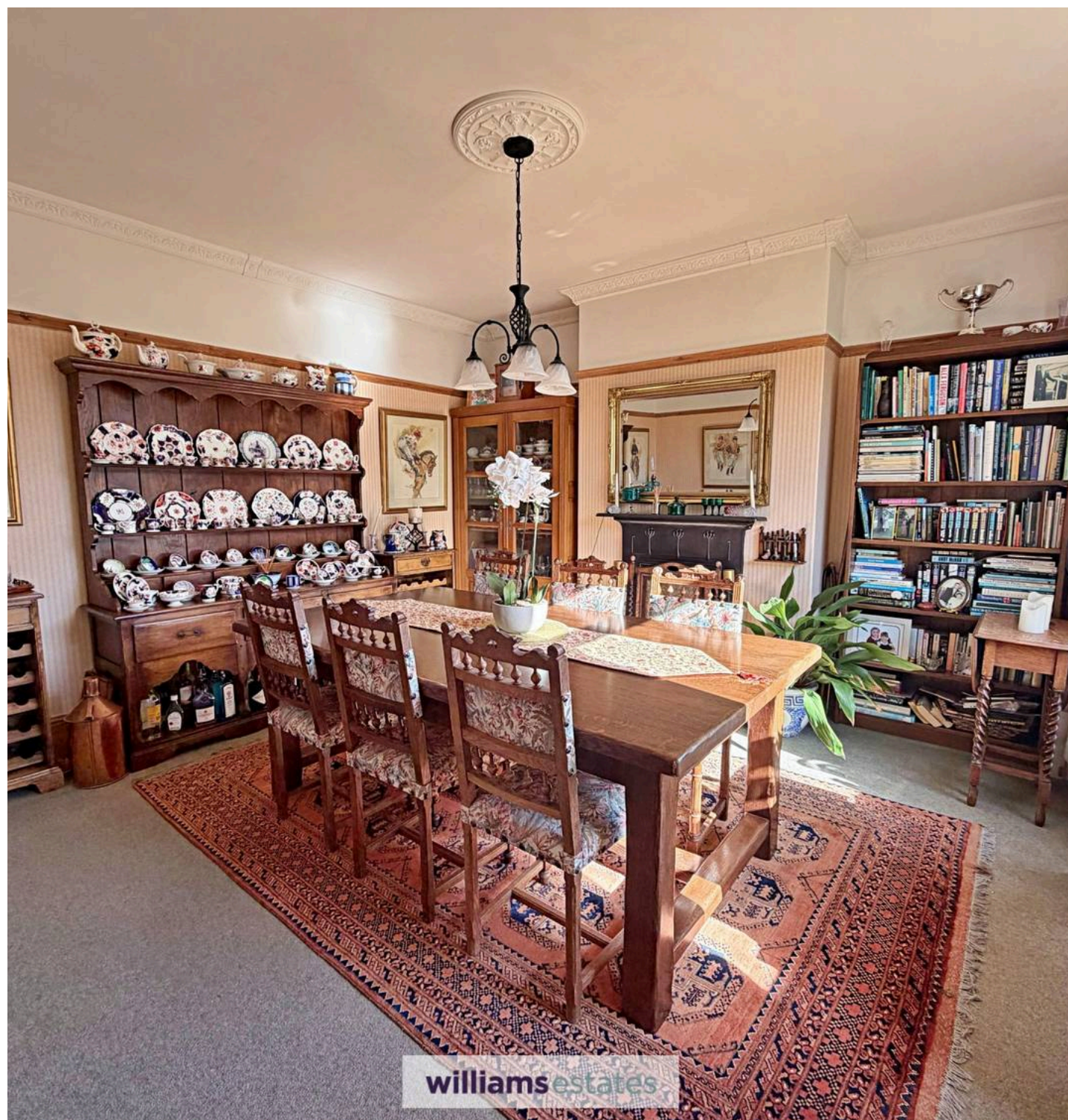
Welcome to this charming detached three double bedroom family house, perfectly positioned on an extensive plot just a short stroll from Ruthin town centre. Step inside to a bright entrance hallway, where the original restored Pitch Pine staircase sets a welcoming tone. The spacious living room and dining area offer plenty of room for relaxing or entertaining, with a further office or snug providing a flexible versatile room. With a modern four piece bathroom suite, a separate utility and conveniently located cloakroom the property offers excellent practical amenities. This property boasts ample off street parking, a garage and two storage sheds. The property also benefits from previous outline planning consent for a further dwelling (a two bedroom bungalow), giving exciting potential for future development. This is a warm, inviting home with original character features and modern comforts, all within easy reach of local shops, schools and amenities. Ideal for families seeking space and flexibility within in the heart of Ruthin.

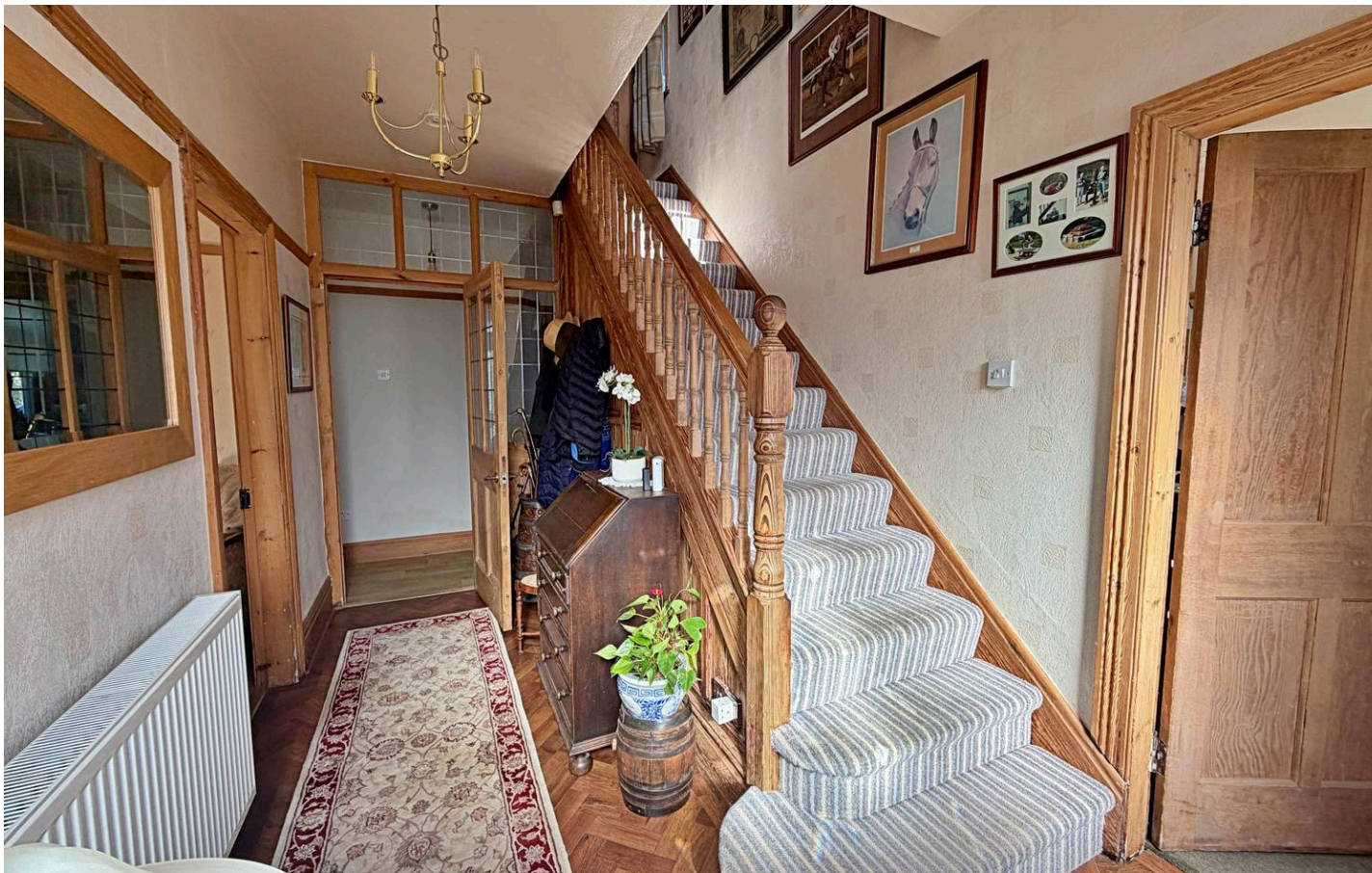
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Accommodation

Composite door with uPVC double glazed panel's to either side leading into:

Entrance Hall

A bright and spacious hallway having gorgeous original restored Pitch Pine staircase rising, double panelled radiator, herringbone style oak flooring, power points and original Pitch Pine doors off:

Dining Room

14' 6" x 13' 4" (4.42m x 4.06m)

A spacious room having uPVC double glazed bay window to the front elevation, decorative coved ceiling, picture rail, panelled radiator, feature open fireplace with mantel piece above and power points.

Living Room

14' 4" x 13' 3" (4.37m x 4.04m)

A further good sized room having large uPVC double glazed bay window to the front elevation, with feature fireplace having oak surround and mantel piece on raised slate hearth, two double panelled radiators, power points, coved ceiling and picture rail.

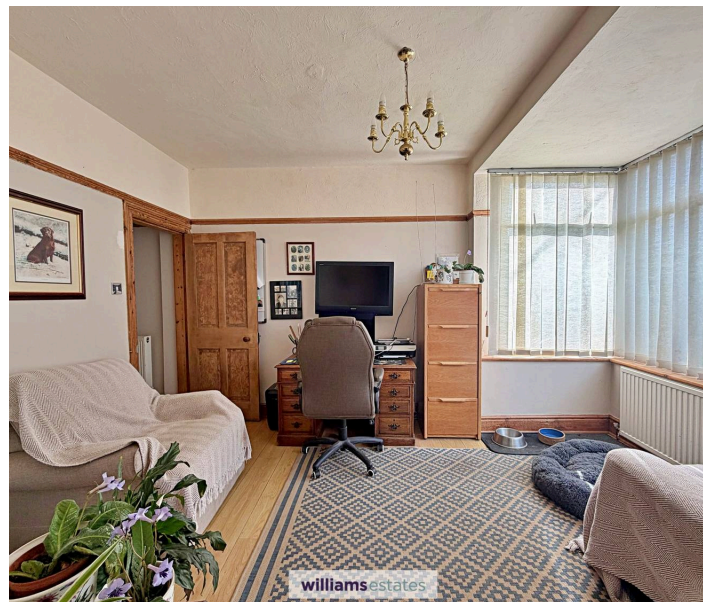
Inner Hallway

From the entrance hall Pitch Pine door leads into the inner hallway having double panelled radiator, oak effect flooring, uPVC double glazed door leading to the rear and doors off:

Office

10' 0" x 13' 4" (3.06m x 4.07m)

With wide uPVC double glazed window to the side elevation, panelled radiator, featured fireplace, picture rail, power points and door leading into:



Boot Room

8' 10" x 8' 8" (2.70m x 2.63m)

With two uPVC double glazed frosted windows to the side elevations, power points, lighting and wooden door leading to the rear.

Kitchen / Dining Room

11' 4" x 11' 0" (3.45m x 3.36m)

A gorgeous oak kitchen with wall units, bar units and drawers having complementary work surfaces, ceramic one and half bowl sink with drainer, mixer tap, four ring NEFF ceramic hob, built in NEFF oven and grill, integrated fridge, integrated dishwasher, tiled splash back, wide uPVC double glazed window to the rear elevation, double glazed window to the side elevation, power points, coved ceiling, oak beam to the ceiling and oak flooring.

Utility Room

8' 0" x 5' 4" (2.45m x 1.63m)

Having base units and drawers with working surfaces, stainless steel sink and drainer with hot and cold tap, tiled splash back, uPVC double glazed window to the side elevation, void and plumbing for washing machine, space for freestanding American style fridge/freezer, laminate tile flooring and power points.

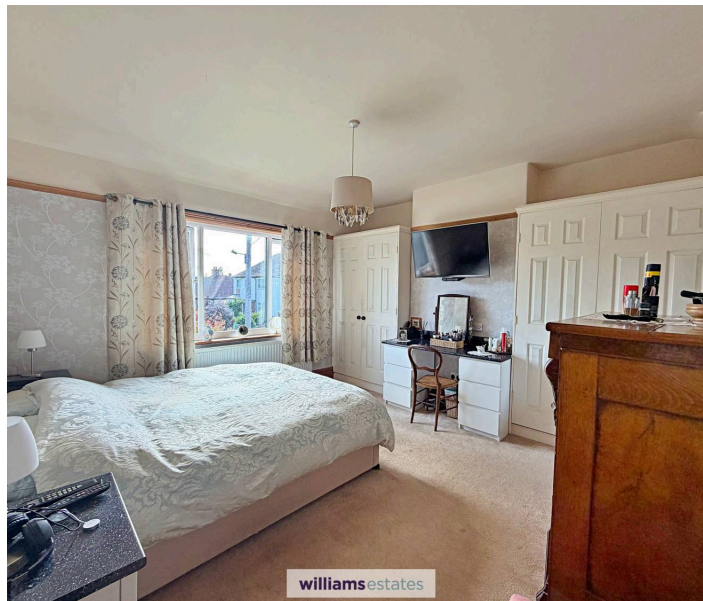
Cloakroom

5' 0" x 3' 1" (1.52m x 0.93m)

Having wall hung wash basin with hot and cold taps, low flush w.c, tiled splash back and obscure uPVC double glazed frosted window to the rear elevation.

Landing

Staircase rising from entrance hall leading up to the first floor having a spacious landing with uPVC double glazed window to the front elevation and one to the side elevation with views over to Moel Famau picture rail, double panelled radiator, power points, built in airing cupboard, loft access hatch and original Pitch Pine doors off:





Bathroom

6' 8" x 11' 4" (2.04m x 3.46m)

Modern bathroom having four piece suit comprising of free standing claw bathroom with vintage style chrome mixer tap features classic cross head handles with white ceramic style levers and telephone style handheld shower attachment, pedestal wash basin with hot and cold tap, low flush w.c and large corner shower cubicle with waterfall shower head and detachable able shower head. Tiled splash backs, engineered oak flooring, double panelled radiator and two uPVC double glazed frosted window to the rear elevation.

Bedroom One

13' 1" x 13' 3" (3.99m x 4.04m)

A spacious double room having wide uPVC double glazed window to the front elevation, panelled radiator, picture rail and power points.

Bedroom Two

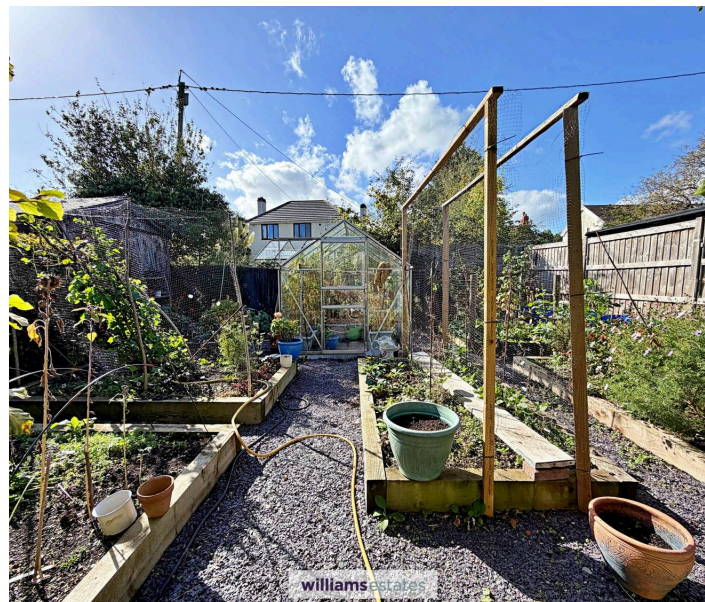
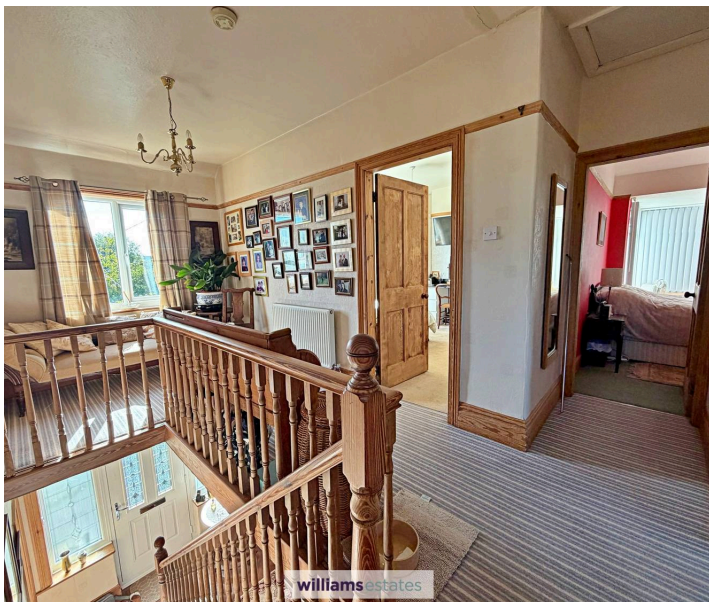
10' 1" x 13' 11" (3.07m x 4.23m)

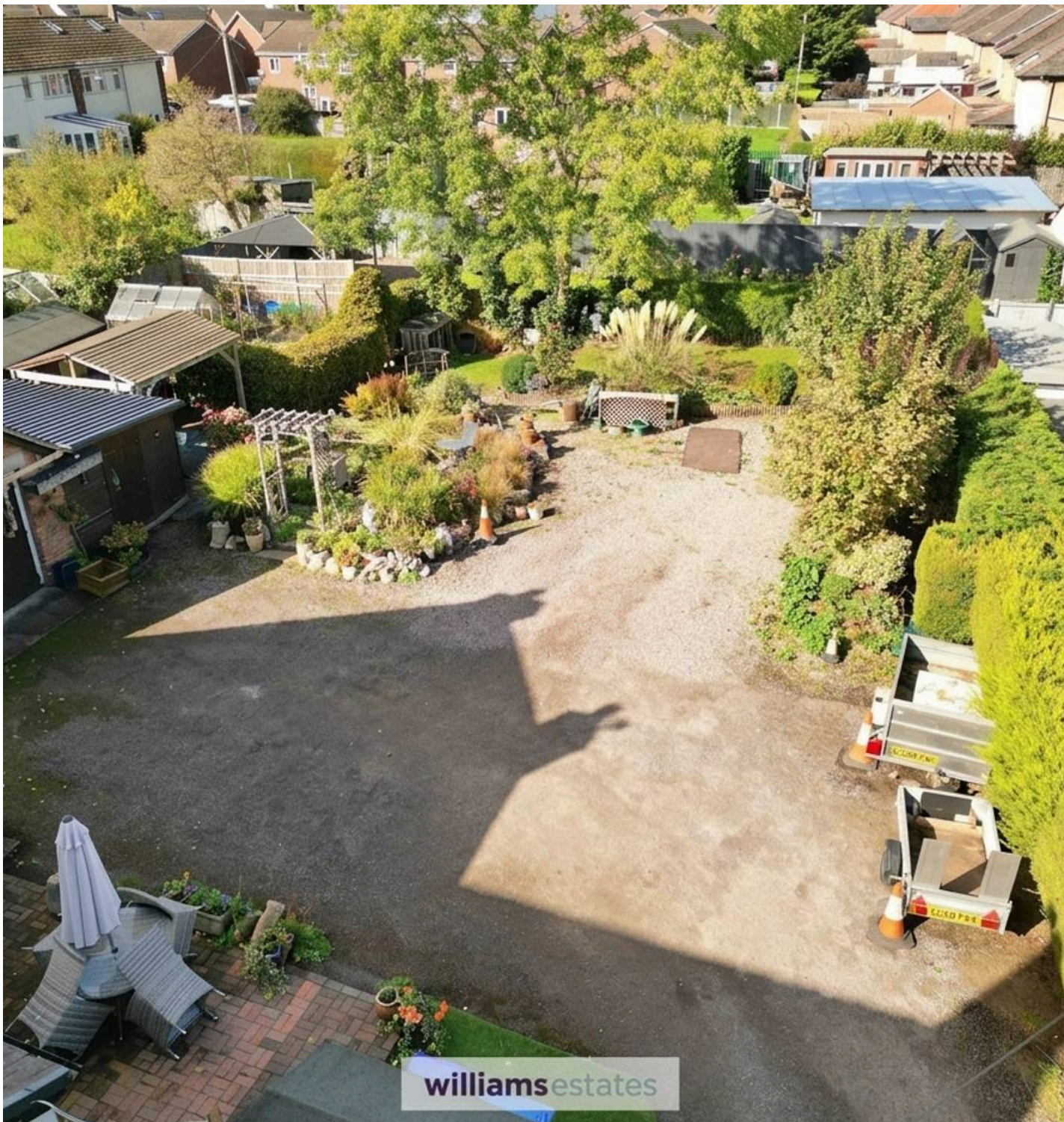
A another double room with two built in double door wardrobes, wide uPVC double glazed window to the front elevation, picture rail, panelled radiator and power points.

Bedroom Three

13' 0" x 12' 0" (3.97m x 3.67m)

A further double room having wide uPVC double glazed windows to the side elevation, double panelled radiator, featured fireplace with tiled surrounding, picture rails and power points.





Garden

The property sits on a large plot with gardens wrapping around the home, to the front there is a bricked wall bounding the property with cast iron gate leading to the front, having a bricked paved pathway leading to the front door, running along the front of the property and down the side elevation. There is laid to lawn areas either side of the pathway with established shrubs, mature trees and well stocked flower beds. There is also a generous gravelled driveway providing ample off street parking to the rear. There rear garden is larger than average having seating areas, a pond with plants and flower beds around, attractive laid to lawn area, framed by mature heading and trees, there is secure a vegetable patch having raised beds, a timber built shed, a timber built covered canopy area, a good size garage having lighting and electric and a further paved patio area to the side elevation.

Notes

The property has previous outline planning consent for a two bedroom bungalow to be built as a further dwelling.

Directions

From our Ruthin office, head down Clwyd Street at the junction turn right on to Mwrog Street (A494) towards denbigh, at the next junction bear left onto Borthyn Road, continue for 0.2 miles then turn left onto Maes Dolwen, continue for a further 40 yards and the property will be located on your right.

OFF STREET

4 Parking Spaces

GARAGE

Single Garage



Ground Floor



1st Floor



Total: 155 m2
 Ground Floor: 87 M2, 1st Floor: 68 m2
 Excluded Areas: Utility: 5 M2, Walls: 13 m2





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