

Bronadre, Clawddnewydd, Ruthin, LL15 2NX  
£275,000 MW46439



DESCRIPTION: BEING SOLD BY SECURE ON LINE AUCTION. TERMS AND CONDITIONS APPLY. STARTING BID £275,000. Situated in a popular semi rural village location is this substantial 3 storey 5 bedroom detached family home. The property has versatile living accommodation arranged over 3 floors to briefly comprise entrance hall, lounge, dining room/study, open plan kitchen/diner/family room and to the first floor there is the master bedroom with ensuite and dressing room, 2 further bedrooms and a family bathroom and to the ground floor there is a spacious hall/utility room, 2 further bedrooms, games room/ reception room and shower room. The accommodation is complimented by gas oil central heating and externally there are gardens to the front and rear, the rear offering a pleasant open aspect. As selling agents we highly recommend an internal inspection of the property to fully appreciate the size and quality of the accommodation on offer. FREEHOLD. COUNCIL TAX BAND F.

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**

Viewing by arrangement through Wrexham Office

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Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



**DIRECTIONS:** From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and proceed to the first exit signposted Ruthin. At the traffic lights turn right and continue for about 14 miles passing through Coedpoeth, Bwlchgwyn, Landegla and on arriving in Ruthin proceed to the square and down Clwyd Street, at the junction with Mwrog Street bear left and continue to the mini roundabout and proceed straight across and continue for about 5 miles and after the Glan LLyn public house fork left and the property will be noted set back on the left hand side.

**PURCHASERS NOTE:** The property is tenanted until July 2024.

**LOCATION:** Situated in a semi rural village location being with approximately 5 miles from Ruthin town centre with a good range of facilities for every day needs and primary/secondary schools with good road links to the North Wales Coast, Chester City Centre and the surrounding areas of employment.

**HEATING:** Oil fired radiator heating installed.

**ENTRANCE HALL:** Under stairs storage. Stairs rising to first floor. UPVC front entrance door.



**LOUNGE:** 16' x 14' 8" (4.88m x 4.47m) Panelled radiator. Wood effect floor covering. Tv point. French doors leading to balcony. Double doors leading to dining room/study.



**DINING AREA/STUDY:** 14' 9" x 9' 8" (4.5m x 2.95m) Panelled radiator. Wood effect floor. Window to rear offering an open aspect over farmland.



**KITCHEN/DINER/FAMILY ROOM: 26' 1" x 22' 7(L SHAPED)" (7.95m x 6.88m)** A large L shaped open plan room with the kitchen area fitted with a comprehensive range of light wood effect wall and base units with worktop surfaces and inset stainless steel sink unit, centre island with space for range with extractor hood above, fitted break fast bar, space for American style fridge freezer and plumbing for dishwasher. Wood effect floor covering to dining area /family room. 3 Panelled radiators. Window to rear elevation offering a pleasant aspect . Stairs leading to lower level.



**STAIRS AND LANDING:** Built in storage cupboard. Partially vaulted ceiling with sky light. Doors leading off to bedrooms and bathroom.



**BEDROOM 1: 17' x 12' 4" (5.18m x 3.76m)** Panelled radiator. Fitted range of wardrobe facilities and storage lockers. Tv point. Vaulted ceiling. Window to front elevation.



**DRESSING ROOM: 8' 9" x 7' 7" (2.67m x 2.31m)** Fitted range of wardrobe facilities. Window to rear elevation offering an open aspect.



**ENSUITE:** Chrome style towel rail. Fitted 3 piece suite comprising wc, wash hand basin and large shower enclosure with fitted shower. Sky light.



**BEDROOM 2:** 14' 9" x 12' 9" (4.5m x 3.89m) Panelled radiator. Fitted range of wardrobe facilities. Window to front elevation.



**BEDROOM 3:** 13' x 11' 9" (3.96m x 3.58m) Panelled radiator. Fitted range of wardrobe facilities and storage lockers. Window to rear elevation.



**BATHROOM:** Heated towel rail. 4 piece suite comprising wc, wash hand basin, panelled bath and large shower enclosure with fitted shower. Sky light.



**LOWER GROUND FLOOR HALL/UTILITY ROOM: 22' 9" x 11' 10" (6.93m x 3.61 m)** A large hallway /utility room fitted with a comprehensive range of light wood effect units with worktop surfaces and inset single stainless steel sink unit. Space and plumbing for washing machine,. Cupboard housing hot water tank and oil fired boiler for central heating. Tiled floor. Door leading to side of property.



**GAMES ROOM/SECOND LOUNGE: 16' x 14' 9" (4.88m x 4.5m)** Panelled radiator. Patio doors leading to the front elevation.





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BEDROOM 5: 13' 10" x 12' 3" (4.22m x 3.73m) Panelled radiator. Window to side elevation.



STORE ROOM: 12' 5" x 9' 10" (3.78m x 3m)



SHOWER ROOM: Panelled radiator. Fitted 2 piece suite comprising wc, wash hand basin and shower enclosure with fitted shower. Tiled floor.



**OUTSIDE:** To the front of the property there is a drive providing ample off-road parking and to the rear there are lawned gardens and a paved patio area and the rear offers a pleasant and open aspect over farmland.



**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		