



## Ammanford Green, , Ruthin Close, NW9 7SA

- CHAIN FREE
- PRIVATE REAR GARDEN
- PRIVATE ROAD
- 0.6 MILES FROM HENDON STATION
- AMPLE STORAGE
- LOCATED CLOSE TO SCHOOLS AND AMENITIES

**Asking Price £435,000**





# Ammanford Green, , Ruthin Close, NW9 7SA

## DESCRIPTION

Welcome to this charming end terrace house located in the desirable area of Ammanford Green, Ruthin Close. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two double bedrooms, there is space for a small family. The house features an upstairs bathroom. Situated in a peaceful neighbourhood, this property offers a serene environment for those looking to escape the hustle and bustle of city life. The location provides easy access to local amenities, schools, and parks, making it an ideal choice for families. Although the exact square footage is not specified, this house offers a comfortable living space that can be easily personalised to suit your needs and style. Whether you are a first-time buyer or looking to downsize, this end terrace house presents a wonderful opportunity to create a cosy and welcoming home. Don't miss out on the chance to own this delightful property in NW9 7SA. Contact us today to arrange a viewing and take the first step towards making this house your new home.







Total floor area 57.0 m<sup>2</sup> (614 sq.ft.) approx  
Restricted height 1.9 m<sup>2</sup> (20 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

### Viewings

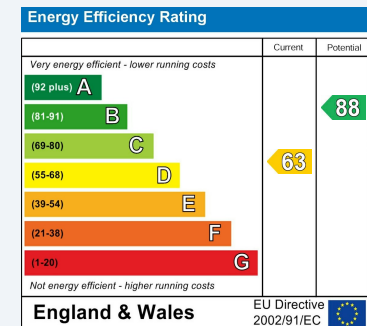
Please contact [stanmore@hunters.com](mailto:stanmore@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.