

# williamslettings



**31 Porth Y Dre, Ruthin, LL15 1LL**

**£875 Per Calendar Month**



**EPC - C69    Council Tax Band - C    Deposit - £875 Per Calendar Month**

# Porth Y Dre, Ruthin

## 3 Bedrooms - House - Semi-Detached

A traditional three bedroomed family property available to let in Ruthin. The property comprises of a decent sized lounge, kitchen which has an integrated oven and electric hob and a ground floor bathroom which has a corner bath with an overhead electric shower, W.C and wash basin. To the first floor there are three bedrooms. There are larger than average sized gardens at the rear of the property and also has a good sized storage unit. To the front elevation off street parking for two cars. Close to the town centre and local amenities. To be considered for this property you will need an annual income of above £26,250.

EPC rating - C69 - Tenure - Freehold - Council Tax Band - C

### Accommodation

Upvc door with decorative light leads into

### Entrance Porch

2'10" x 3'7"

With two Upvc windows to either side and timber door leads into

### Entrance Hall

4'6" x 3'10"

With stairs off and door leading into living room.

### Living Room

12'3" x 14'4"

With laminate flooring, powerpoint, TV aerial point, radiator and a feature stone fire place and feature stove for decorative purposes only, NOT TO BE USED.

### Kitchen/Diner

16'10" x 7'7"

With a range of wall, drawer and base units with work tops over., integrated electric cooker and a four ring electric hob with extractor fan. One and a half stainless steel sink and drain board with mixer tap, plumbing for a washing machine, wall mounted Alpha combination heating and hot water boiler, tiled flooring with space for a dining room table and under stair storage. Door off the kitchen into

### Bathroom

8'10" x 7'3"

With low flush WC, wash basin and a corner bath with an over the bath electric shower, tiled flooring and two obscure uPVC windows.

### From the Entrance Hall

Stairs lead to the landing with doors off

### Bedroom 1

12'11" x 8'11"

With carpet flooring, a walk in built in wardrobe, power points, TV aerial powerpoint, uPVC window to the front elevation and radiator.

### Bedroom 2

11'1" x 8'8"

With carpet flooring, a built in wardrobe, radiator and uPVC window looking out to the rear of the property.

### Bedroom 3

8'8" x 7'9"

With uPVC window looking out on to the back garden. and single power point.

### Outside

The property is approached by off street parking for two cars. A path leads via the side elevation to the rear garden. The rear garden being larger than average with paved patio area, long lawned garden and also has an outside storage unit.


### Directions

From our Ruthin office turn left onto Well Street and continue to the junction. Turn left and pass B & M Bargains and proceed to the roundabout. Take the second exit off onto Park Road and continue along to the garage. Bear right onto Borthyn and take the second left turning onto Porth y Dre and the property can be found on the left hand side.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

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