

# williams estates



**Greenacres Ruthin Road, Denbigh,  
Denbighshire, LL16 3EU**

**Offers over £280,000**

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**EPC - E47**

**Council Tax Band - E Tenure - Freehold**

# SUMMARY

A three bedroomed semi-detached family home situated on a sizeable plot. Located in the sought after location, Ruthin Road, being close to local schools, leisure centre and town centre. The accommodation comprises living room, dining room, kitchen, dining area, utility room, downstairs cloakroom, three bedrooms and bathroom. To the outside, a generous driveway in the front, well maintained rear garden and garage. Further benefits double glazing and gas central heating. Viewing highly recommended.



### Living Room

10'11" x 11'10" (3.345 x 3.625)

Power points, fire place, built-in cupboards and shelves, radiator, uPVC double glazed bay window looking to the front elevation.

### Kitchen

12'9" x 7'5" (3.900 x 2.261)

Power points, radiator, gas hob, extractor hood, spotlights, integrated oven and grill, a range of wall and base units with worktop over, integrated fridge freezer and integrated dishwasher.

### Dining Area

8'2" x 8'2" (2.494 x 2.496 )

Radiator, uPVC double glazed french doors leading to the rear garden, spotlights, uPVC door leading to the side.

### Utility Room

9'2" x 8'0" (2.810 x 2.463)

Plumbing for a washing machine, sink, spotlights, uPVC double glazed window to the rear garden, wall and base unit with work top over and storage cupboard.

### W/C

4'7" x 2'11" (1.402 x 0.903)

W/C, tiled flooring and spotlights.

### Dining Room/ Snug

9'5" x 11'10" (2.89 x 3.620)

Power points, uPVC double glazed bay window looking to the rear, radiator, fire place, built-in cupboard and shelves.

### Bedroom One

10'1" x 11'10" (3.076 x 3.623)

Feature fireplace, radiator, built-in wardrobes, uPVC double glazed bay window looking to the front elevation and power points.

### Bedroom Two

9'7" x 11'10" (2.934 x 3.631)

Radiator, uPVC double glazed window looking to the front, power points and built-in wardrobes.

### Bedroom Three

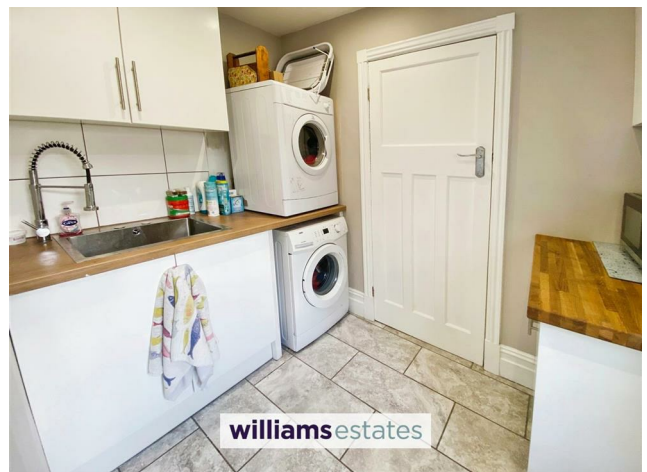
7'5" x 7'7" (2.278 x 2.335)

Power points, uPVC double glazed window looking to the front elevation, and radiator.

### Bathroom

8'2" x 7'6" (2.497 x 2.304)

Ladder radiator, bath, shower, W/C, sink basin, vanity wall cabinet, spotlights and frosted uPVC double glazed window.





## Outside

The property is approached via double gates leading to a good size driveway for ample off road parking. Lawn area to the side with access to the garage.

The rear garden is of good size and being low maintenance with slabbed patio area.

## Garage

18'0" x 8'10" (5.5m x 2.7m)

Separate consumer unit, lighting and plug sockets.











TOTAL: 95.4 m<sup>2</sup> (1,027 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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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