



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

£285,000

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EPC - D64 Council Tax Band - E Tenure - Freehold

Ruthin Road, Denbigh

3 Bedrooms - House - Semi-Detached

NO CHAIN: A well presented semi-detached, three bedroom house located in a prime location of Denbigh, an ancient market town with a mediaeval castle set in the heart of the Vale of Clwyd. The house is a short walk from the Leisure Centre, recreation Park, community hospital and schools. Viewing is highly recommended. EPC Rating D 64



Description

The property comprises of entrance hall, spacious lounge to the front, open plan kitchen/ diner, downstairs cloakroom, three bedrooms to the first floor and family bathroom.

Accommodation

Hardwood glazed door with glass panel adjacent, leads into:

Entrance Hallway

With parquet flooring, power points, radiator and stairs off.

Lounge

13'3" x 12'3" (4.04 x 3.73)

A spacious lounge with feature fireplace and gas fire, radiator, power points and uPVC bay window to the front.

Kitchen / Diner

19'2" x 14'3" (5.84 x 4.34)

(12'4 x 6'3 minimum)

Offering a range of white high gloss, wall, drawer and base units with work surfaces over, stainless steel sink with drainer, integrated oven and four ring gas hob with extractor hood above, integrated dishwasher, space for fridge freezer, plumbing for washing machine, part tiled flooring/ part parquet, radiator, power points, uPVC window to the side, further uPVC bay window to the rear and door leading out to the rear garden.

Cloakroom

With low flush W.C, wall mounted basin and uPVC window to the side.

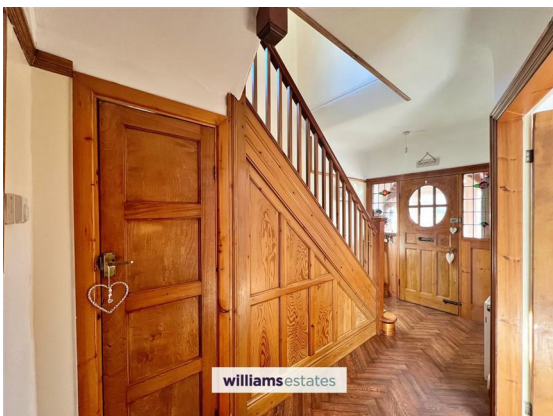
Landing

A bright, spacious landing with power points, uPVC feature stain glass window to the side and accommodation off.

Bedroom One

12'6" x 11'3" (3.81 x 3.43)

With radiator, power points and uPVC bay window to the front.



Bedroom Two

11'11" x 11'3" (3.63 x 3.43)

With radiator, power points and uPVC window to the rear.

Bedroom Three

7'9" x 7'7" (2.36 x 2.31)

Having radiator, power points and uPVC window to the front.

Family Bathroom

8'2" x 7'8" (2.49 x 2.34)

A modern suite with low flush W.C, vanity unit with basin, 'L' shaped bath with shower over, wall mounted radiator, loft access hatch, part tiled walls and uPVC window to the rear.

Outside

The property is approached via a good size driveway for ample off road parking for several vehicles, slate and lawn areas.

Access to the rear garden.

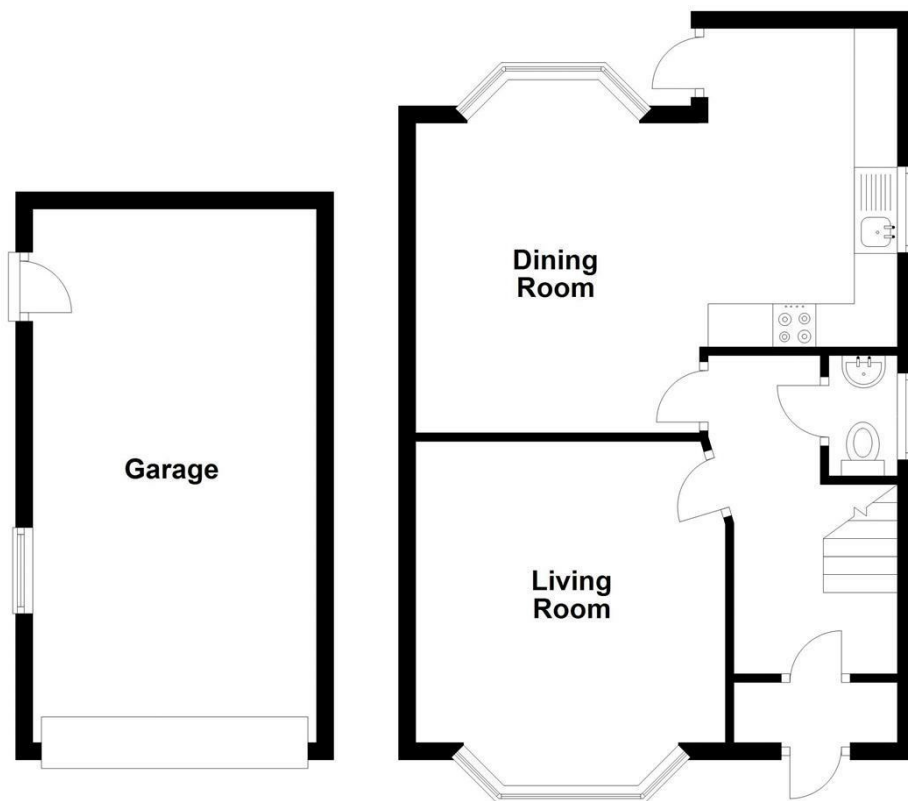
The rear garden is laid to lawn with a patio area, paved pathway leads up to a raised decking which is great for entertaining, bounded by timber fencing and hedging for privacy.

Garage

20'10" x 11'4" (6.35 x 3.45)

With up and over door, window to the side, access from the garden via double glazed door, power and lighting.





Ground Floor

Approx. 63.8 sq. metres (687.1 sq. feet)

Total area: approx. 104.7 sq. metres (1127.4 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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