



**84 Bro Deg, Ruthin, Denbighshire, LL15
1XY**

£239,995

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EPC - C75 Council Tax Band - C Tenure - Freehold

Bro Deg, Ruthin

3 Bedrooms - House - Semi-Detached

NO CHAIN Located within the sought-after residential estate of Ruthin, this semi-detached family home presents a spacious living room with an adjoining dining area, a converted garage now serving as a snug, three double bedrooms and a well appointed family bathroom. Outside, the property boasts the convenience of a driveway for off-street parking, as well as gardens gracing both the front and rear elevation. Within a close proximity of local shops, schools and other essential amenities. EPC - C75, Council Tax Band - C, Tenure - Freehold.



Accommodation

A uPVC front door, accompanied by a glass panel on one side, welcomes you into the entrance hall.

Entrance Hall

With doors off to Living Room and Snug.

Living Room

24'5" x 10'10" (7.44 x 3.30)

The room features carpeted flooring, a multi-fuel log burner set on a slate hearth, a uPVC double-glazed window overlooking the front, a staircase ascending to the first floor with under-stair storage, and ample space for a dining table.

Snug

16'4" x 7'9" (4.98 x 2.36)

The converted garage is generously spacious and well-lit, with a uPVC double-glazed window at the front and equipped with a double radiator.

Kitchen

10'1 x 8'1 (3.07m x 2.46m)

The kitchen boasts tiled flooring, oak countertops, coordinated wall and base cabinets, an integrated electric oven, a built-in dishwasher, provisions for a washing machine, a ceramic drainer sink with a mixer tap, a four-ring gas hob, an integrated pantry cupboard, underfloor heating and convenient access to the rear garden through a uPVC obscure door. Additionally, there is a uPVC double-glazed window overlooking the rear area.

Bedroom One

13'0" x 10'6" (3.96 x 3.20)

The bedroom features carpeted flooring, seamlessly integrated built-in wardrobes, a uPVC double-glazed window, and a double radiator.

Bedroom Two

11'2" x 10'7" (3.40 x 3.23)

The room offers ample space, with integrated wardrobes, abundant natural light from a uPVC double-glazed window at the rear, and a double radiator.



Bedroom Three

9'7" x 8'6" (2.92 x 2.59)

The room is furnished with carpeted flooring, a single radiator, and benefits from natural light through a uPVC double-glazed window facing the front.

Family Bathroom

8'3" x 8'0" (2.51 x 2.44)

The bathroom showcases tiled flooring, a low-level W.C., a bathtub with a shower overhead, floor-to-ceiling partial tiling, a vanity washbasin, an obscure double-glazed window overlooking the rear, a chrome towel rack, and a built-in airing cupboard housing the boiler.

Rear Garden

Slate-paving wraps around, with steps leading up to a decked platform and a spacious shed, all enclosed by timber fencing and surrounded by well-established shrubs.

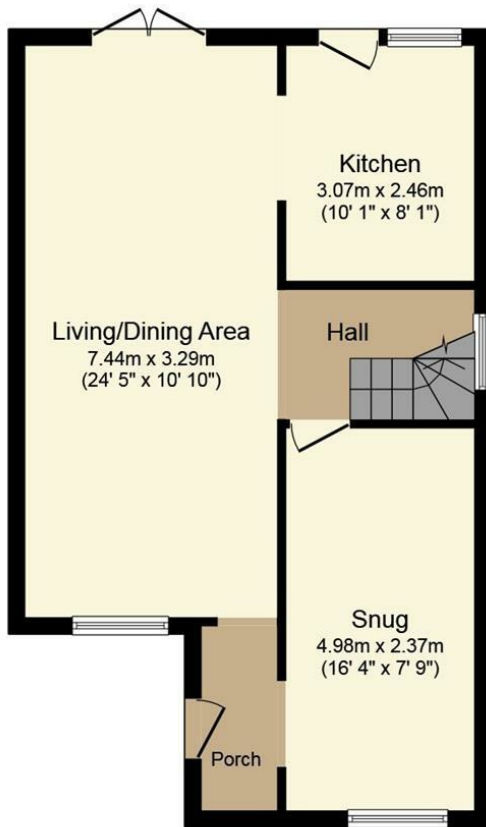
Outside

Off-street parking for two vehicles and laid to lawn to the front elevation.

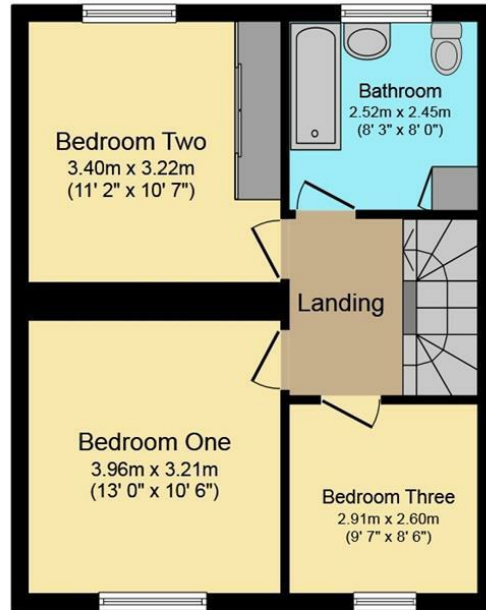
Directions

From the Ruthin Branch continue to the bottom off well street, at the junction signal right and continue past the traffic lights until you reach the sign posted Erw Goch, take this left turning and continue to the top of the hill, you will find sign posted on your right ' Maes Cantaba Leading to Bro Deg ' continue for 0.1 miles and take the left turn and immediate right turn onto Bro Deg, you will find the property on your left.





Ground Floor



First Floor

Total floor area 96.0 m² (1,033 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.