



## Kenbury Denbigh Road, Ruthin, Denbighshire, LL15 1PB

**£295,000**

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**EPC - D57**

**Council Tax Band - F**

**Tenure - Freehold**

# Denbigh Road, Ruthin

## 3 Bedrooms - House - Detached

No Onward Chain - A three-bedroom detached residence in the sought-after town of Ruthin. The layout of this property includes a welcoming hallway that guides you to the kitchen, dining area, living room and a convenient W.C to the ground floor. Ascending to the first floor, you'll find three generously proportioned bedrooms, a well-appointed bathroom with a separate W.C. Notably, this property boasts the added advantage of a spacious garage and a delightful rear garden. EPC Rating - D57, Tenure - Freehold, Council Tax Band - F.



### Description

Presenting a bright and roomy three-bedroom residence now available for sale in the historic town of Ruthin. Noteworthy advantages are efficient gas central heating, double-glazed windows, an integral garage, and beautifully enclosed gardens at both the front and rear of the property. The expanded plot width not only offers extra parking space in front of the gates but also enhances access to the right-hand side of the property. Furthermore, it creates a broader front border on the right side and a more spacious rear garden. Extremely close to local amenities, there are nearby schools within a short walking distance and it is just a 20 minute drive to Mold which provides access to the A55.

### Accommodation

Door leading to

### Entrance Hall

With doors off to all rooms and a staircase leading to the first floor.

### Kitchen

17'8" x 8'3" (5.38 x 2.51 (5.397 x 2.508))

Well-appointed kitchen features a coordinated set of upper and lower cabinets, laminate countertops, a stainless steel drainer sink, partially tiled backsplashes, provisions for a washing machine and abundant room for a breakfast table. Additionally, it offers convenient under-stair storage, a uPVC double-glazed window overlooking the rear garden and room for a fridge.

### Pantry

1'8" x 3'9" (0.51 x 1.14 (0.519 x 1.139))

Tiled flooring, shelving and an obscure window to the rear elevation.

### Storage cupboard adjacent to pantry

3'8" x 2'11" (1.12 x 0.89 (1.118 x 0.878))

Convenient in-built pantry cupboard.

### Living Room

15'0" x 11'0" (4.57 x 3.35 (4.560 x 3.353))

The room creates a bright and airy ambiance. It features a uPVC double-glazed window at the front, while a uPVC door, flanked by double-glazed windows, provides access to the rear garden. The focal point is a gas fire with a tiled hearth, accompanied by a double radiator.

### Dining Room

10'11" x 13'0" (3.33 x 3.96 (3.317 x 3.968))

A uPVC double-glazed window to the front elevation illuminating the room and providing a sense of spaciousness and a single radiator.

### Downstairs W.C

2'10" x 4'10" (0.86 x 1.47 (0.869 x 1.478))

Low level W.C and a uPVC double glazed window to the rear elevation.



### First Floor Landing

A uPVC double-glazed window graces the side elevation of the property, with doors leading to all rooms and providing access to the loft via a convenient hatch.

### Bedroom One

10'5" x 15'0" (3.18 x 4.57 (3.177 x 4.561))

Equipped with built-in mirrored wardrobes and integrated storage, this space boasts two generously sized double-glazed windows at both the front and rear, along with a double radiator.

### Bedroom Two

10'11" x 9'11" (3.33 x 3.02 (3.328 x 3.020))

Featuring a uPVC double-glazed window to the front, this area is flooded with natural light, creating a bright and spacious atmosphere and a double radiator.

### Bedroom Three

7'2" x 9'11" (2.18 x 3.02 (2.173 x 3.022))

A uPVC double-glazed window graces the front elevation, accompanied by a single radiator and a convenient built-in storage cupboard.

### Bathroom

5'2" x 5'6" (1.57 x 1.68 (1.577 x 1.677))

The carpeted flooring seamlessly extends from the landing into the bathroom, where you'll find a bathtub with an electric shower overhead, a pedestal washbasin, tiling that reaches halfway up the walls and a uPVC double glazed window with obscure glass.

### Separate W.C

2'5" x 5'7" (0.74 x 1.70 (0.740 x 1.695))

A low-level W.C, partial wall tiling, and a uPVC double-glazed window with obscure glass to the rear elevation.

### Garage

18'6" x 10'1" (5.64 x 3.07 (5.634 x 3.077))

Up and over door, room for a vehicle, provided electric, room for a tall standing fridge freezer and a uPVC double glazed obscure window to the side elevation.

### Outside

The expanded plot width not only offers extra parking space in front of the gates but also enhances access to the right-hand side of the property. Furthermore, it creates a broader front border on the right side and a more spacious rear garden. An integral single garage surrounded by lawned garden and bound by stone wall and mature hedging.

### Rear Garden

This outdoor space features a lawn, a well-appointed paved/gravelled area perfect for outdoor dining, a variety of mixed borders, and established hedging at the rear, all accompanied by stunning, distant vistas of the Clwydian Range.

### Directions

From our Ruthin office proceed up to the square, and take the second exit at the roundabout to proceed down Clwyd Street. Upon reaching the junction bear right then immediately left onto Denbigh Road. Continue for some 500 yards and the property can be found on the right hand side.






**Ground Floor**



**First Floor**

Total floor area 117.1 m<sup>2</sup> (1,260 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>57</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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