



**50 Erw Goch, Ruthin, Denbighshire,
LL15 1RS**

£279,950

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EPC - D62 Council Tax Band - E Tenure - Freehold

Erw Goch, Ruthin

4 Bedrooms - House - Detached

Offered For Sale with NO ONWARD CHAIN a detached family home situated in an established and sought after residential area of Ruthin. The property comprises entrance porch, a bright and spacious living room, dining room, kitchen, utility room, cloakroom, four bedrooms and a bathroom, uPVC double glazing throughout and benefits from gas central heating, a garage and front, side and rear gardens with a drive providing ample parking up to two vehicles. EPC Rating - D62, Tenure - Freehold, Council Tax Band - E



Accommodation

uPVC door leading to

Entrance Porch

Door leading to cloakroom and living room.

W.C

With low flush W.C and wash basin

Living Room

17'0" x 11'4" (5.204 x 3.466)

Bright and spacious, featuring a staircase ascending to the first floor, a uPVC double glazed window overlooks the front elevation. Additionally, there is a gas fire and a double radiator.

Dining Room

9'5" x 8'5" (2.875 x 2.581)

A double radiator, uPVC double glazed window overlooking the rear elevation while a door provides access to the kitchen.

Kitchen

10'10" x 8'6" (3.325 x 2.594)

The flooring is tiled, complemented by laminate worktops and coordinated wall and base units. Void for cooker, a stainless steel drainer sink, uPVC double glazed window offers a view of the rear, with ample room for a tall standing fridge, door leading to:

Utility Room

6'6" x 4'5" (1.989 x 1.358)

The tiled flooring seamlessly extends from the kitchen, featuring designated areas for both a tumble dryer and a washing machine. Integrated storage cupboards, laminate countertop, and the gas boiler is located within this space. Additionally, a uPVC door provides access to the rear of the property.

Bedroom One

13'11" x 9'1" (4.266 x 2.791)

This room boasts a built-in storage cupboard, along with two fitted wardrobe units and a dresser. A single radiator, while a uPVC double glazed window offers fantastic views of the front elevation.



Bedroom Two

11'6" x 8'1" (3.530 x 2.465)

Built in storage cupboard, single radiator, uPVC double glazed window overlooking the front elevation.

Bedroom Three

9'4" x 8'4" (2.846 x 2.561)

A single radiator and a uPVC double glazed window providing a view of the rear garden.

Bedroom Four

8'6" x 8'3" (2.595 x 2.524)

A uPVC double glazed window to the rear garden, single radiator.

Bathroom

7'3" x 5'5" (2.211 x 1.662)

The bathroom features a panelled bath, a pedestal wash basin, and W.C., fully tiled. A chrome towel rail and a uPVC obscure window on the rear elevation.

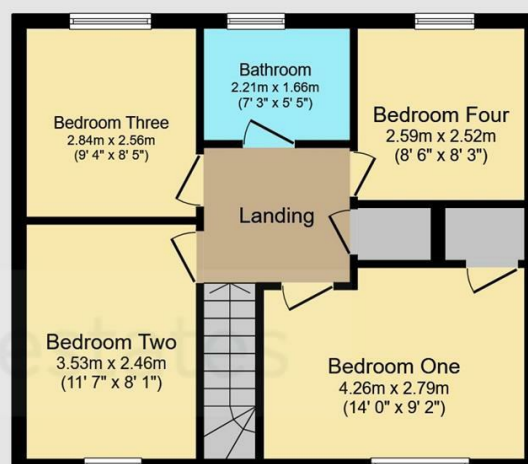
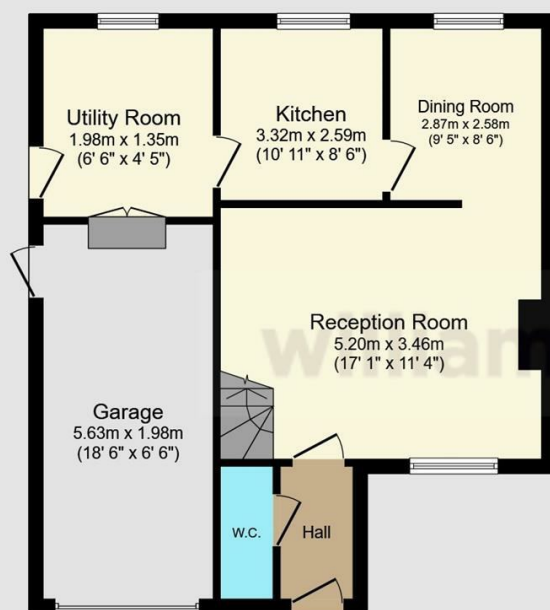
Outside

A paved pathway alongside the property guides you to a large rear garden, where you'll find a patio area and steps ascending to the second tier, predominantly covered in lush lawn. The rear garden is bound by timber fencing, with mature shrubs surrounding the borders. To the front elevation, off road parking is provided up to two vehicles and a single garage.

Directions

From our Ruthin Branch, continue to the bottom of Well Street, take a right at the junction, continue for around 280 yards and take the left turning onto Erw Goch, continue half way up the hill and the property will be found on the left hand side by way of our For Sale sign





Total floor area: 106.7 sq.m. (1,149 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

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	82
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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