



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

£320,000

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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 house 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 - TBC, Tenure - Freehold, Council Tax Band -



Accommodation

uPVC door leading to

Entrance Porch

Door leading to cloakroom and living room.

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. There's a designated space for a 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 is accompanied by a 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 that provides 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, and a single radiator.

Bathroom

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

The bathroom features a panelled bathtub, a pedestal wash basin, and a low-level W.C., all 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 the 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 Williams Estates 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 by our For Sale Sign on your left.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.