



**9 Canol Y Dre, Ruthin, Denbighshire,
LL15 1LU**

£180,000

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EPC - D62

Council Tax Band - C

Tenure - Freehold

Canol Y Dre, Ruthin

3 Bedrooms - House - Semi-Detached

An extremely well, present three bedroom family house offering a light and airy feel. Located close to the town's amenities and schools. The accommodation offers a living room, modern fitted kitchen with integrated appliances, ground floor bathroom with a four piece suite and to the first floor three double bedrooms. Added benefits of gas central heating via a combination boiler and uPVC double glazing. Externally offering a singular off road parking space, easy maintained front garden and to the rear larger than average well present garden offer a sunny and private aspect. EPC rating 62 D- Council Tax Band - C, Tenure - Freehold



Accommodation

uPVC door with decorative glazed lights lead into

Entrance Hall

With decorative tiled effect flooring, radiator and stairs off. Door leads into

Living Room

15'0" x 14'0" (4.578 x 4.29)

Lovely light and spacious room with laminate flooring, modern fire suite with inset living flame gas fire, power points, radiator, good sized uPVC window to the front elevation and door leading into

Kitchen

11'7" x 9'5" (3.545 x 2.883)

Modern shaker style range of wall, drawer and base units with woodblock effect work tops over, cupboard incorporating the combination central heating and hot water boiler, single sink and drainer with mixer tap, integrated electric oven, four ring electric hob, with extractor over, integrated fridge, freezer and washing machine, power points, radiator, electric meter cupboard, door for under stair storage cupboard, uPVC window to the rear enjoying views of the garden, partially glazed uPVC door to the side elevation and further timber door leading into



Small Inner Hall

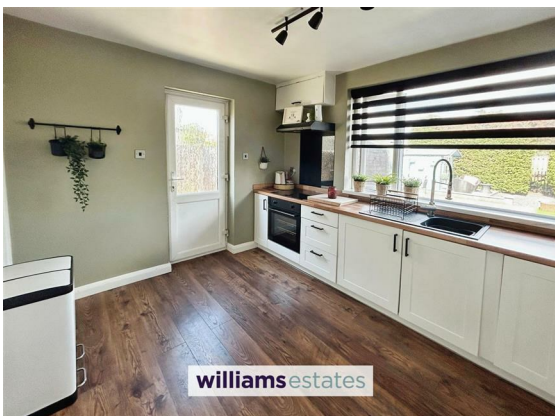
3'2" x 2'7" (0.979 x 0.798)

With door leading into

Ground Floor Bathroom

6'5" x 6'2" (1.978 x 1.920)

With a four piece suite comprising of a low flush W.C, washbasin with mixer tap, in a vanity unit, tiled panelled bath with mixer tap and shower head connection, separate shower enclosure, floor to ceiling tiled walls, radiator and obscure uPVC window to the rear elevation.



Stairs/Landing

A turned staircase, with ornate coving to the walls leads to the landing, with loft access hatch.

Bedroom One

15'1" x 10'4" (4.599 x 3.174)

Light and airy room with radiator, power points, inbuilt storage cupboard and uPVC window to the front elevation.



Bedroom Two

9'5" x 10'0" (2.888 x 3.060)

With radiator, power points and uPVC window to the rear enjoying views of the garden.

Bedroom Three

13'5" x 8'7" (4.099 x 2.629)

With radiator, power points and uPVC window to the rear elevation enjoying views of the garden.

Outside

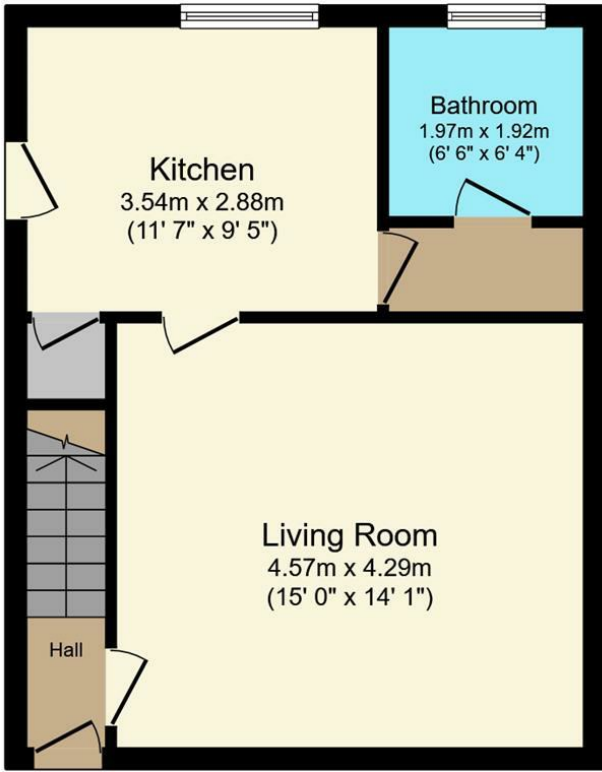
The property is approached via double timber gates providing access of singular off street parking. The front garden offers decorative slate chipping for ease of maintenance and mature hedging. From the driveway a timber gate leads to the side elevation, which is wide and ideal for storage and bins. The rear garden is a generous sized offering a paved patio area, timber store with electric, patio for dining, seating area with artificial grass. Further patio area with decorative slate chippings and small summer house. Mature conifers with arch provides access via a timber gate to a small wild garden area. The garden offers a sunny and private aspect.



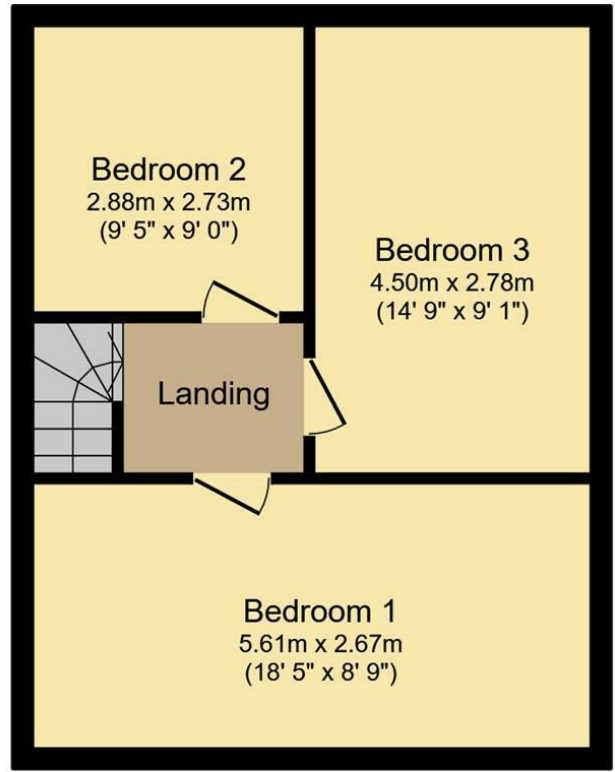
Directions

Proceed from Ruthin office right proceeding along Well Street. At the junction turn left and proceed past BM Bargins to the roundabout. Take the third exit off onto Park Road. Turn right onto Canol y Dre and then first right where the property can be seen on the left hand side.





Ground Floor
Floor area 40.8 m² (439 sq.ft.)



First Floor
Floor area 40.8 m² (439 sq.ft.)

TOTAL: 81.6 m² (878 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.