

**Cynlas School Road, Ruthin,
Denbighshire, LL15 1BL**

£325,000

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EPC - D64 Council Tax Band - E Tenure - Freehold

School Road, Ruthin

4 Bedrooms - House - Detached

*** No Onward Chain and Vacant Possession *** A rare opportunity to purchase a detached family house, with enclosed walled garden and courtyard, together with double garage with dual off street parking places. Conveniently located at the bottom of Market Street, close to all amenities and schools. In need of some TLC the accommodation offers four bedrooms, master with en-suite, two reception rooms, large kitchen diner, cloakroom with utility area and further benefits of part double glazing and central heating. Must be viewed to fully appreciate the potential within. EPC rating D 64 - Tenure - Freehold - Council Tax Band - E



Accommodation

Original timber panelled front door with leaded glass panel to the side opens into:

Entrance Hall

With radiator and stairs off to the first floor accommodation

Living Room

17'0" x 10'4" (5.20 x 3.16)

Living flame gas fire with a raised slate hearth and feature wooden fire surround, two single panel radiators, windows to front, side and rear elevations,.

Sitting Room

12'5" x 12'0" (3.78 x 3.66)

Single panel radiator and windows to two elevations, two steps up leading to:

Dining/Kitchen

15'10" x 14'11" (4.85 x 4.57)

Well fitted having a range of base and wall mounted cupboards and drawers, polished granite work tops, glazed display unit, Belfast sink with mixer tap, four ring Neff gas hob having extractor hood above, integrated double oven, plumbing for washing machine and dishwasher, two double glazed windows to the side and double glazed sliding patio doors to the garden. two steps down to further larder store and under stairs storage cupboard.

Utility/Cloakroom

With low flush WC., wash basin, Potterton wall mounted central heating boiler, vent for tumble dryer, two double glazed windows, steps down leading to coat hanging area and under stairs storage cupboard.

Stairs leading to landing

With window to the side elevation, sealed unit double glazed window, consumer unit, access to loft space.

Bedroom One

17'7" x 12'1" (5.36 x 3.68)

Fitted wardrobes, radiator, sealed unit double glazed windows to the front and side elevation.



En-suite

Deep bath with electric shower over, wash basin, WC, two radiators and sealed unit double glazed window to the side elevation.

Bedroom Two

13'0" x 9'10" (3.96 x 3.00)

Double radiator, sealed unit double glazed windows to the front and side elevation, built in wardrobes

Bedroom Three

10'4" x 10'0" (3.15 x 3.05)

Radiator and sealed unit double glazed window.

Bedroom Four

9'9" x 7'4" (2.97 x 2.24)

Radiator and sealed unit double glazed window to the side elevation.

Bathroom

Comprises of bath with shower over, wash basin, WC, radiator, tiled from floor to ceiling, sealed unit double glazed window to the side elevation

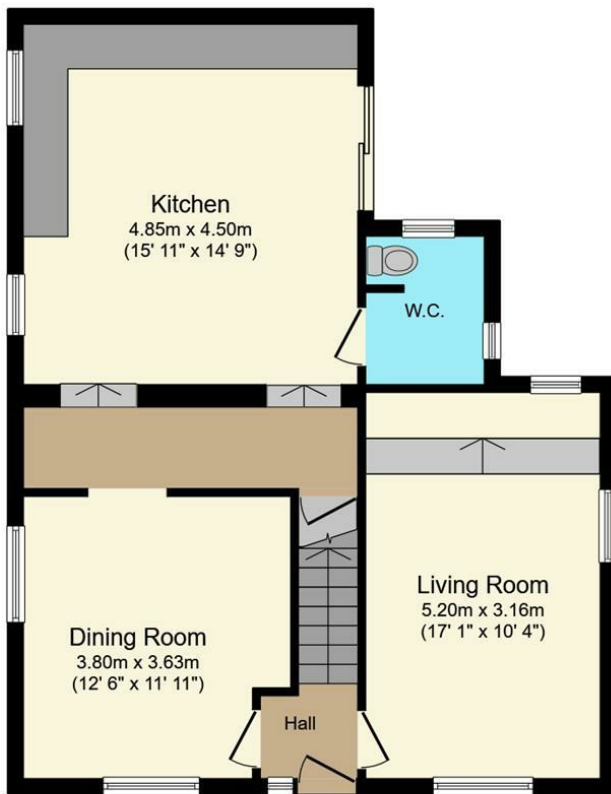
Outside

A gate leads into the walled front garden which is lawned having mature borders and trees and offers privacy, this leads to the rear of the property where there is an enclosed courtyard with a raised border and stone walling, double width drive providing parking, There is also a double garage with remote up and over doors and two car park spaces.

Directions

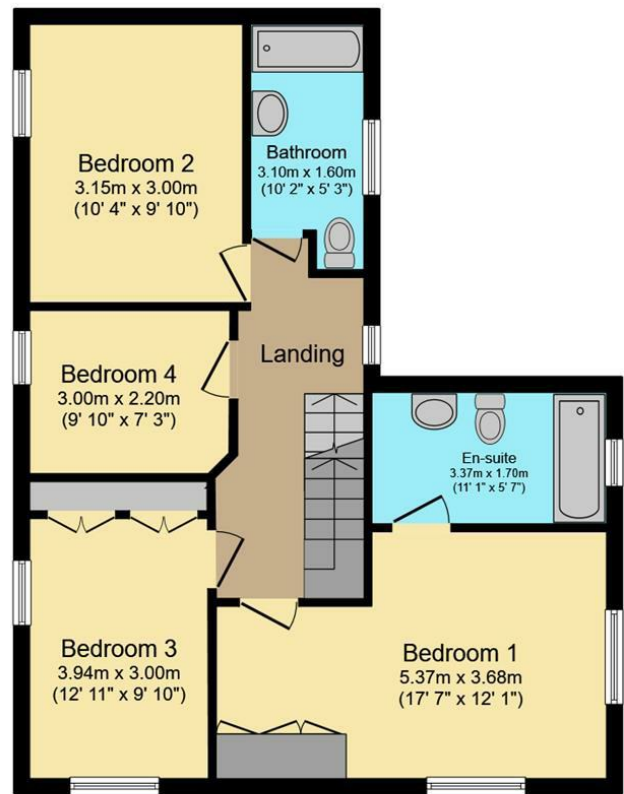
From our Ruthin office proceed down Well Street and turn left at the junction onto Station Road. At the roundabout take the first exit turn right onto School Road and the property can be found on the right hand side





Ground Floor

Floor area 66.2 sq.m. (713 sq.ft.)



First Floor

Floor area 62.6 sq.m. (674 sq.ft.)

TOTAL: 128.8 sq.m. (1,387 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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01824 704050

Ruthin@williamsestates.com

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.