



14 Ffordd Rhufon, Ruthin, LL15 1JB

£490,000

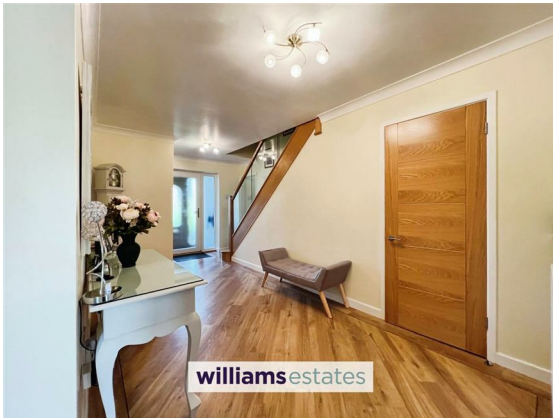
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EPC - C72 Council Tax Band - F Tenure - Freehold

Ffordd Rhufon, Ruthin

4 Bedrooms - House

A four-bedroom detached residence in the sought-after town of Ruthin. The layout of this property includes a welcoming reception hall that guides you to the kitchen, dining area, living room, sun room and a convenient W.C to the ground floor. Ascending to the first floor, you'll find four double bedrooms, one having an en-suite, study and a well-appointed bathroom. Notably, this property boasts the added advantage of a spacious double garage and a delightful south facing rear garden. EPC Rating - C72, Council Tax Band - F, Tenure - Freehold.



uPVC double glazed door leads to:

Entrance Porch

Double glazed entrance door leading to:

Entrance Hall

18'7" x 10'7" (5.68 x 3.23)

Understairs storage cupboard, double radiator, Karndean French oak flooring, rooms off to living room, kitchen, dining room, downstairs W.C, oak staircase with glazed panels leads to the first floor.

Cloakroom

7'4" x 3'2" (2.25 x 0.97)

Laminate flooring, low level W.C, wall hung wash hand basin with tiled splash back and a uPVC obscure glass window to the front elevation, single panel radiator.

Living Room

23'9" x 14'4" (7.25 x 4.38)

A bright and spacious room with an expansive uPVC double glazed window to the front elevation having an open aspect and far reaching views towards Moel Famau, wooden fire surround housing a gas fire with marble hearth, two double panel radiators, wall sockets and a uPVC double glazed sliding door into the conservatory.

Sun Room

14'3" x 8'1" (4.35 x 2.47)

Double glazed windows and a sliding door leading to the rear patio, tiled floor.

Dining Room

13'0" x 11'11" (3.98 x 3.65)

Room for a large dining table, seating area, wall sockets, double radiator and a uPVC double glazed window to the rear elevation overlooking the garden.

Kitchen

14'3" x 10'11" (4.36 x 3.33)

Well fitted having a range of high gloss base and wall mounted cupboards and drawers, complimentary working surfaces, 5 ring gas hob with tiled splash back and extractor hood above, sink and drainer with mixer tap over, integrated electric oven and grill, integrated dishwasher, ample wall sockets, breakfast bar with laminate worktops, and a double radiator - usb charging socket. tiled floor, ceiling down lighters.



Utility Room

10'4" x 6'5" (3.16 x 1.97)

Fitted with a range of matching wall and base units, butcher block worktop, stainless steel sink with mixer tap, tiled splash back, uPVC double glazed obscure window to the side elevation in addition to a uPVC glazed door leading to the side. Tiled flooring, space for a tall standing fridge and freezer.

Landing

13'8" x 3'7" (4.19 x 1.10)

Main Bedroom

13'9" x 12'8" (4.21 x 3.87)

A bright and airy room having a good range of fitted sliding wardrobes, uPVC double glazed windows to the front elevation overlooking the Clwydian range, double panel radiator, access to:

En Suite

12'8" x 4'9" (3.88 x 1.47)

Fitted with a low level W.C, pedestal wash basin, a large walk in shower enclosure, tiled from floor to ceiling, uPVC obscure window to the side elevation, tiled floor.

Bedroom Two

15'11" x 10'6" (4.87 x 3.21)

A bright and spacious room with a uPVC double glazed window looking out towards Ruthin Castle and the surrounding area, covered radiator.

Bedroom Three

16'1" x 10'6" (4.91 x 3.22)

uPVC double glazed window to the rear elevation, radiator with cover.

Bedroom Four

15'1" x 7'2" (4.60 x 2.20)

Bright and spacious room with a uPVC double glazed window to the front elevation, single radiator.

Office/Study

23'10" x 5'9" (7.28 x 1.76)

Double radiator, uPVC double glazed window to the rear elevation, cupboard into the eaves providing storage.

Bathroom

12'8" x 6'4" (3.88 x 1.95)

Laminate flooring, free standing bath tub, tiled walls, corner shower enclosure, low level W.C, wall hung wash basin with tiled splash back, chrome heated towel rail, uPVC double glazed window to the side elevation.

Outside

Brick paved drive giving access to the garage and access to the side and rear garden. Rear garden

Providing a south facing garden, ranged between patio and lawn, bound by timber fencing with well stocked borders, timber gate to the side elevation provides access to the front elevation,

Double Garage

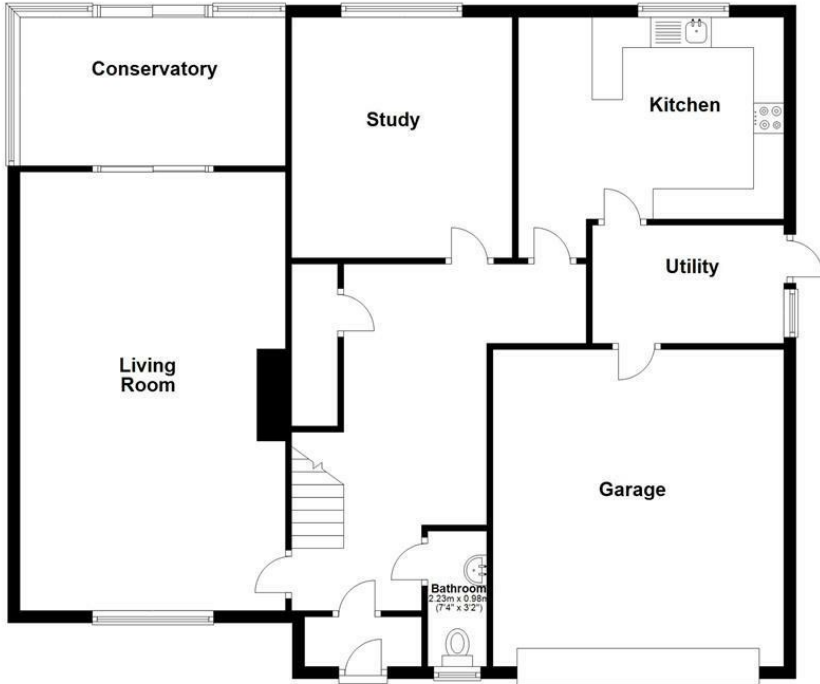
17'0" x 16'1" (5.20 x 4.92)

With an up and over door, provisions for washing machine, and void for small fridge, laminate worktop with stainless steel drainer sink with mixer tap over, tiled splash back and ample wall sockets, gas boiler serving the heating and domestic hot water.



Ground Floor

Approx. 130.6 sq. metres (1406.1 sq. feet)



First Floor

Approx. 99.6 sq. metres (1072.5 sq. feet)



Total area: approx. 230.3 sq. metres (2478.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(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
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.