



31 Maes Cantaba, Ruthin, LL15 1YP

£325,000

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EPC - D68 Council Tax Band - E Tenure - Freehold

Maes Cantaba, Ruthin

3 Bedrooms - Bungalow

Offered For Sale with NO ONWARD CHAIN is this immaculately presented three bedroom bungalow sitting at the bottom of the popular residential estate of Maes Cantaba. The accommodation offers entrance hall and rear porch, large living room, inner hall, three bedrooms and bathroom. The outside boasts driveway parking for multiple vehicles and a single garage leading to a log store. The rear garden is lawned with a patio area and a purpose built bin store and green house. Added benefits include uPVC double glazing and gas central heating.

EPC Rating - D68, Tenure - Freehold, Council Tax Band - E



Accommodation

uPVC double glazed door opens into

Entrance Hall

Built in double cupboard, radiator, uPVC double glazed window to the front elevation, uPVC obscure double glazed window allowing light from the living room, door leads into

Kitchen

14'5" max x 11'8" (4.397 max x 3.568)
Fitted with a range of base and wall units with wood effect laminate work surfaces and tiled splashbacks, void and plumbing for washing machine and slimline dishwasher, space for a freestanding double oven, extractor over, radiator, uPVC double glazed window to the front elevation and uPVC double glazed door with obscure glazing opens into

Rear Porch

Storage space, gas central heating boiler, uPVC double glazed window and door with obscure glass to the side elevation

Living Room

23'3" x 12'11" max (7.097 x 3.940 max)
Multi fuel burner inset with a slate hearth and wooden surround, two radiators, two high level obscure uPVC double glazed windows to the side elevation, large uPVC double glazed window to the front elevation with uPVC panel to the lower section, door through to

Rear Hall

Built in cupboard housing the hot water tank, doors off to

Bedroom One

13'0" x 10'7" to wardrobes (3.969 x 3.234 to wardrobes)

Built in wardrobes with sliding doors, radiator, uPVC double glazed window to the rear elevation

Bedroom Two

12'10" x 9'10" max (3.936 x 3.022 max)
Radiator, uPVC double glazed double doors with windows either side opens onto the rear garden



Bedroom Three

10'4" x 7'6" (3.151 x 2.302)

Built in double wardrobe, radiator, uPVC double glazed window to the side elevation

Bathroom

7'10" x 5'9" (2.412 x 1.766)

Fitted with a white suite comprising bath with mixer tap and shower head attachment, wash basin in vanity unit with storage beneath, W.C., shower enclosure with mixer shower and sliding screen, heated towel radiator, fully tiled walls and tiled floor, two uPVC obscure double glazed windows to the side elevation

Garage

16'7" x 8'6" (5.078 x 2.602)

Up and over door, power and light, outside tap

Outside

A tarmac drive to the front provides off road parking for multiple vehicles with a gravelled area, the drive continues to the side of the property and garage and leads to a timber gate giving access to the rear garden with a slabbed patio area, purpose built green house, bin and log stores, is laid to lawn and bounded by timber fencing with established shrubary

Directions

From the Ruthin office proceed down Well Street and at the junction continue straight ahead and follow the road, after a short distance take the left turn onto Erw Goch and proceed up the hill. At the top of the hill take the turning on the right signposted Maes Cantaba leading to Bro Deg then the second right and the property can be found at the bottom of the cul-de-sac on the right hand side





Floor Plan

Floor area 94.4 m² (1,016 sq.ft.)

TOTAL: 94.4 m² (1,016 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		85
(69-80) C	68	
(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	

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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.

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