



**Bron Avon Denbigh Road, Ruthin, LL15
1PE**

£290,000

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EPC - E48 Council Tax Band - D Tenure - Freehold

Denbigh Road, Ruthin

3 Bedrooms - House - Detached

NO ONWARD CHAIN a detached family home situated within walking distance of schools and amenities.

The property comprises entrance hall, living room, dining room, kitchen, utility and ground floor shower room to the ground floor with two bedrooms and bathroom to the first floor.

Benefits include gas central heating, uPVC double glazing, a large driveway area providing off road parking for multiple vehicles and a large rear garden.

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Accommodation

uPVC double glazed front door opens into

Entrance Hall

Built in storage cupboard, radiator, stairs rising off to first floor and doors lead off to all ground floor accommodation

Living Room

14'5" x 12'0" (4.399 x 3.664)

Feature fire place, radiator, uPVC double glazed window to the front elevation

Kitchen

12'8" x 10'7" (3.881 x 3.251)

Fitted with a range of base and wall units with complimentary work surfaces, 1 1/2 bowl stainless steel sink with drainer and mixer tap, tiled splashbacks, space and provision for dishwasher, built in single electric oven with four ring ceramic hob and extractor over, room for small table, radiator, uPVC double glazed windows to the rear overlooking the garden and side, door opens into



Utility

12'11" x 7'0" (3.957 x 2.151)

Fitted with base units and work surfaces over, void and provision for washing machine, wall mounted gas boiler, uPVC double glazed window and door to the side elevation

Ground Floor Bedroom Three

12'10" into bay x 11'6" (3.915 into bay x 3.510)

Radiator, uPVC double glazed bay window to the front elevation



Dining Room/Bedroom Four

11'5" x 10'9" (3.5 x 3.28)

Radiator, uPVC double glazed window to the rear elevation overlooking the garden

Ground Floor Shower Room

7'3" x 5'0" (2.21 x 1.54)

Fitted with a corner shower enclosure with glass screens and electric shower, wash hand basin and W.C. within vanity unit, heated towel radiator, fully tiled walls, uPVC obscure double glazed window to the rear elevation

Turned Stairs

uPVC double glazed window, leading to

Landing

Radiator, Velux roof window, doors lead off to

Bedroom One

16'10" x 15'1" (5.144 x 4.622)

Restricted height, two Velux roof windows, radiator

Bedroom Two

8'3" max x 14'10" (2.535 max x 4.535)

Restricted height, Velux roof window, radiator

Bathroom

14'10" x 8'8" (4.535 x 2.655)

Restricted height, fitted with a white suite comprising bath with tiled splashback, wash basin and W.C. set in a vanity unit, Velux roof window and window between bathroom and landing, radiator

Outside

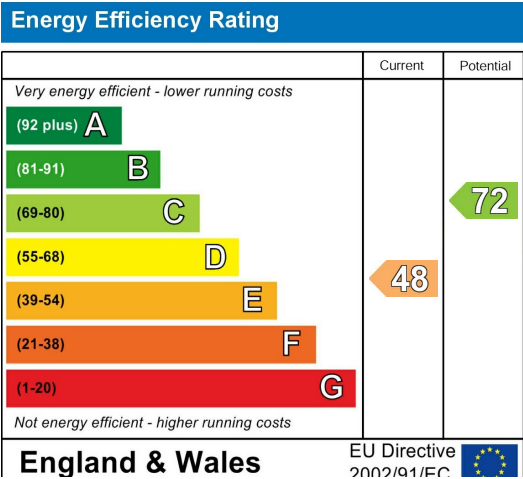
To the front there is a large block paved driveway providing ample off road parking for multiple vehicles, a timber gate leads via a path to the side to the rear garden which is mainly laid to lawn with timber built storage shed

Directions

From the Ruthin office, proceed down Clwyd Street and turn right at the junction onto Mwrog Street keeping left on to Borthyn, continue a short distance and the property can be found on the left hand side just after Morrisons



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.



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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.