



39 Erw Goch, Ruthin, LL15 1RR

£265,000

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EPC - C73

Council Tax Band - D

Tenure - Freehold

Erw Goch, Ruthin

2 Bedrooms - Bungalow

A spacious light and airy link detached bungalow located on a cul de sac within Erw Goch and within easy access of the town centre and amenities. The jewel in the crown is the larger than average private rear garden and also ample off street parking by way of a block paved drive and frontal area and garage. The accommodation offers a good sized living room, modern fitted kitchen diner, two double bedrooms and bathroom together with uPVC double glazing and gas central heating. EPC rating 73C - Tenure - Freehold - Council Tax Band -D



Accommodation

uPVC door leads into the

Entrance Hall

With radiator, power points, loft access hatch, inbuilt storage cupboard and doors off.

Living Room

15'4" x 11'10" (4.689 x 3.625)

Good sized room, light and airy with large uPVC window to the front elevation, modern fire suite with inset gas fire and marble hearth and surround, power points and dual aspect radiators. Door leads into

Kitchen Diner

13'0" x 9'6" (3.972 x 2.920)

With a range of Oak effect wall, drawer and base units with Cornish Granite worktops over, integrated electric oven, four ring hob and extractor over, one and half sink with drainer, power points, plumbing for a washing machine, void for a tumble dryer, inbuilt storage cupboard incorporating Worcester Greenstar central heating boiler, two uPVC windows on to the side elevation and one to the rear and also uPVC door to the side elevation.



Bedroom One

11'11" x 10'9" (3.639 x 3.279)

With inbuilt wardrobes and top boxes over, radiator, power points and uPVC window to the rear overlooking the rear garden.

Bedroom Two

9'8" x 10'9" (2.961 x 3.285)

With radiator, power points and uPVC window to the rear overlooking the rear garden.

Bathroom

White suite comprising low flush W.C, wall hung washbasin with mixer tap, panelled bath with mixer tap, non slip flooring, chrome effect heated towel rail and obscure uPVC window to the side elevation.



Garage

17'5" x 8'1" (5.316 x 2.466)

With up and over door incorporating gas meter and electric meter and consumer box, power points, uPVC window to the rear and timber personal door to the rear elevation.

Outside

The property is approached by a good sized block paved driveway for off street parking and in turn leads to the link detached garage. The front elevation is also block paved for ease of maintenance and additional parking if required. A timber gate leads to the side elevation and south facing garden with good size block paved patio area, wildlife pond, small stone wall and steps leading to a good sized lawn garden with a variety of mature shrubs and plants. Bounded by mature hedging and fencing offering privacy.

Directions

Proceed left from our office and down Well Street. At the junction proceed over and bear right onto Wrexham Road. Turn left onto Erw Goch and proceed along taking the third turning on the left and the property can be seen on the right towards the top of the cul de sac.





Floor Plan

Floor area 78.3 sq.m. (843 sq.ft.)

Total floor area: 78.3 sq.m. (843 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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