



10 Cae Seren, Ruthin, LL15 1PF

£229,000

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EPC - C70 Council Tax Band - B Tenure - Freehold

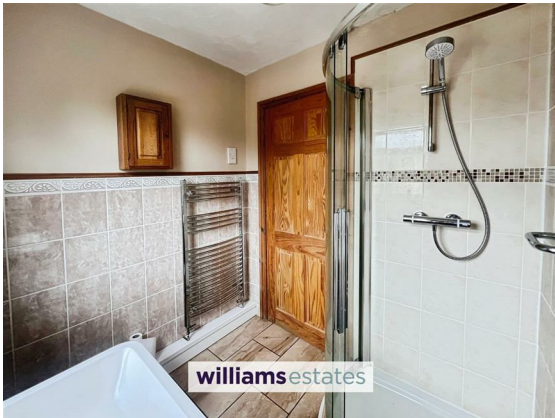
Cae Seren, Ruthin

2 Bedrooms - Bungalow - Semi Detached

For Sale with NO ONWARD CHAIN. A delightful semi detached bungalow offers a wonderful opportunity for comfortable and convenient living. The property features two bedrooms, a spacious living room, kitchen with a utility room off. Perfect for a small family or those looking to downsize.

Externally, the property is located on a good sized corner plot with ample off street parking, a driveway, garage with electricity and a lovely rear and front garden.

EPC - 70C - Tenure - Freehold - Council Tax Band - B



Accommodation

uPVC door leading into :

Entrance Hall

Wide entrance hall, with radiators, power points and doors off:

Reception room

A spacious room with fire place, good sized in built storage cupboard which homes the Worcester boiler, radiator, uPVC double glazed windows to the side elevation and to the front elevation. Door leading into:

Kitchen

A range of wall, drawer and base units, with work tops over, stainless steel sink and drainer with mixer tap, power points, integral oven with four ring gas hob, extract fan above, tiles splash backs, integral dish washer, radiator, two seater breakfast bar, tiled flooring, uPVC double glazed window to the rear elevation, door leading into:

Utility room

With a work top, space for washing machine, power points, radiator, small uPVC double glazed window to the rear elevation and uPVC door leading to the rear garden

Bathroom

With a low flush W.C, wash basin, good sized corner step in shower, with tiled surrounding, wall mounted stainless steel radiator, tiled floor and half tiled walls. uPVC double glazed window to the rear elevation.

Bedroom One

Good double sized bedroom with single panelled radiator, power points, two uPVC double glazed windows to the front elevation

Bedroom Two

Good single sized bedroom with radiator, power points, uPVC double glazed window to the rear elevation.



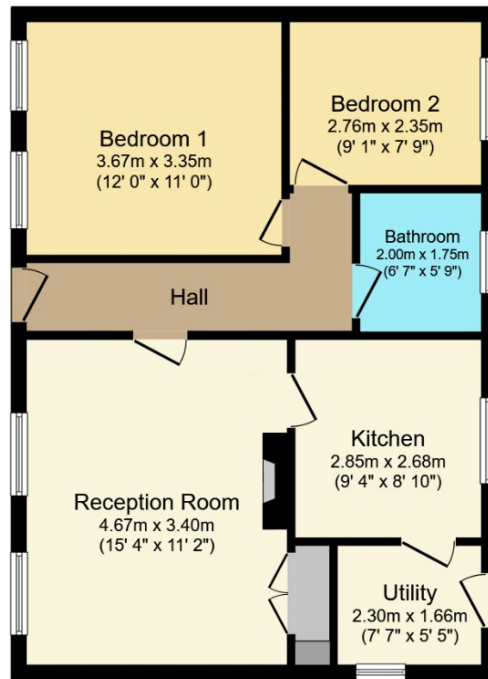
Outside

Good sized garden, blocked paved with small stone decoration feature, with rose bush to the side. Access to the garage via wooden door

Garage

Good sized garage, with power points, lighting, double wooden doors from the drive.





Floor Plan

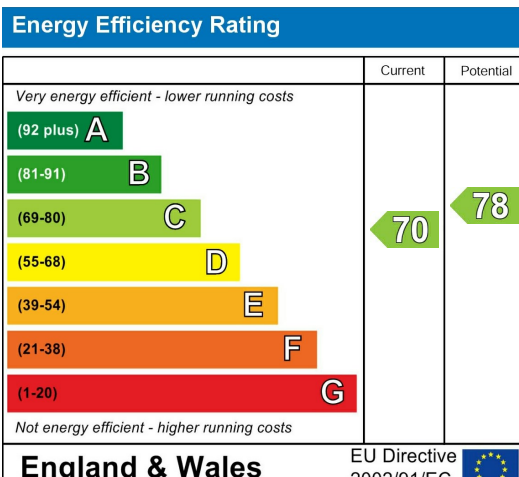
Floor area 60.2 sq.m. (648 sq.ft.)

Total floor area: 60.2 sq.m. (648 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.



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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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