



**35 Maes Cantaba, Ruthin, Denbighshire,
LL15 1YP**

£340,000

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EPC - B86 Council Tax Band - E Tenure - Freehold

Maes Cantaba, Ruthin

3 Bedrooms - Bungalow - Detached

Situated at the bottom of a quiet cul-de-sac on a favoured residential area of Ruthin, Williams Estates are pleased to offer WITH NO ONWARD CHAIN a beautifully maintained detached three bedroom bungalow. This property boasts an entrance porch, living room, kitchen and large conservatory. As well as three double bedrooms there is an en-suite attached to the master and a family bathroom. A well kept wrap around garden, driveway parking and garage, electric car charging point and solar panels owned by the homeowner and provide an income.

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Accommodation

uPVC double glazed double doors open into

Entrance Porch

8'9" x 5'1" (2.67 x 1.557)

Tiled floor, uPVC double glazed windows, uPVC double glazed front door with feature glass leads into

Living Room

22'0" x 11'2" (6.716 x 3.419)

Feature fireplace with electric fire, wooden flooring, single panel radiator, uPVC double glazed window to the front elevation with bi folding shutters stretching across the front door, uPVC double glazed double doors with bi folding shutters open into the conservatory, door to rear hall, large opening leads to

Kitchen

14'6" x 11'7" (4.437 x 3.541)

Fitted with a range of base and wall units with complimentary work surfaces, extending to a breakfast bar area with bar stool seating, tiled splash backs, integrated dishwasher, provision for integrated washing machine and tumble dryer, one and a half bowl stainless steel sink with drainer and mono block tap, integrated microwave, two integrated single ovens with induction hob, glass splash back and extractor hood over, feature glass wall units, American style fridge freezer, vinyl floor, two uPVC double glazed windows to the front elevation



Conservatory

14'9" x 11'3" (4.503 x 3.435)

Tiled floor, wall mounted electric heaters, dwarf brick wall with uPVC double glazed windows, double uPVC double glazed doors open on to the rear garden patio area

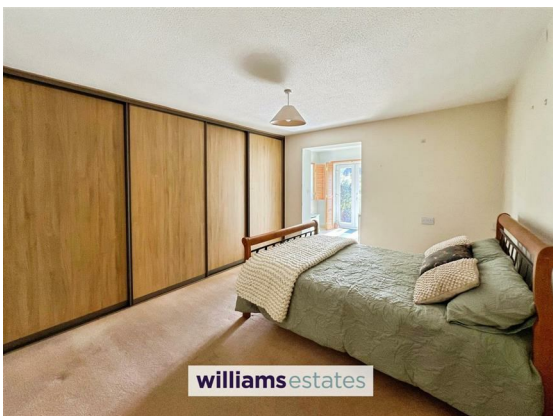
Hall

Laminate floor, loft access hatch, storage cupboard with hanging rail, doors to bedrooms and bathroom

Bedroom One

12'11" x 10'7" to wardrobes (3.945 x 3.240 to wardrobes)

Built in sliding wardrobes to one wall, opening leads to a dressing area with double panel radiator, uPVC double glazed window to the side elevation with bi folding wooden shutters and uPVC door onto the rear garden, door leads to



En-suite

7'9" x 7'1" (2.371 x 2.183)

Fitted with a large shower enclosure and glass screen with twin head mixer shower, built-in vanity unit incorporating wash hand basin and WC, chrome heated towel radiator, tiled floor, part tiled walls, wall panels to shower area, uPVC double glazed obscure glazed window to the rear elevation

Bedroom Two

18'4" max to dressing room x 10'9" (5.599 max to dressing room x 3.30)

uPVC double glazed window to the rear elevation with bi folding shutters, loft access hatch in dressing area, double radiator

Bedroom Three

10'6" x 7'7" (3.213 x 2.319)

Small radiator, uPVC double glazed window to the side elevation, built in cupboard with double doors housing the hot water tank and providing storage space

Bathroom

7'11" x 5'9" (2.418 x 1.753)

Fitted with a white suite comprising bath with electric shower over, wash hand basin, W.C, fully tiled walls, tiled floor, single radiator, two uPVC double glazed obscure windows to the side elevation

Outside

A tarmacadam drive providing off road parking for several vehicles leads to the front of the property, garage and to the side via a wrought iron pedestrian gate and paved pathway. Access continues to the edge of the garden and to a lawned area having well stocked borders, established shrubs and trees. There is a paved patio area providing seating space with a water butt and steps lead down to the lower garden, summer house, storage shed, greenhouse and pergola. This part of the garden is also lawned with well stocked and established planted areas. The path continues from the lower area and rear of the property to the garage and front drive.

Garage

Up and over door, side pedestrian door, uPVC double glazed window, power and light

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





Floor Plan
Floor area 124.7 m² (1,342 sq.ft.)

Garage
Floor area 16.7 m² (180 sq.ft.)

TOTAL: 141.4 m² (1,522 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	86	90
(69-80) C		
(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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