



**45 Erw Goch, Ruthin, Denbighshire,  
LL15 1RR**

**£265,000**

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**EPC - C70**

**Council Tax Band - D**

**Tenure - Freehold**



# Erw Goch, Ruthin

## 2 Bedrooms - Bungalow - Detached

This very well presented home is located on Erw Goch which is a highly desirable yet convenient location in the popular medieval town of Ruthin. You are within easy access of the local town where you will find an array of local shops, supermarkets and fantastic bars and restaurants. You are also only a short drive from the popular towns of Denbigh and Mold and the A55 which links you to Chester and beyond.

This home comprises of lounge, modern fitted kitchen, with integrated appliances, two double bedrooms and modern fitted bathroom. To the front there is a paved driveway that leads to the garage. To the rear there is a good size private enclosed garden that has a patio area and laid to lawn grasses area. Gas central heating and double glazing throughout.

EPC Rating: C70 - Council Tax Band:D - Tenure: Freehold



### Accommodation

Door leading into

### Entrance Hall

With doors off

### Lounge

15'3" x 11'11" (4.652 x 3.653)

Spacious well presented lounge, feature wall mounted fire with living flame fire, power points, radiator, spotlights, tv point, Upvc double glazed windows to the front elevation.

### Kitchen

11'9" x 9'8" (3.604 x 2.957)

Modern fitted kitchen with a range of wall, base and drawer units with complimentary marble effect work surfaces over, bowl and a half drainer sink with pull-out swan neck mixer tap over, Lamona electric oven with gas hob that has stainless steel extractor fan over, integrated Lamona dishwasher, washing machine and fridge freezer, power points, radiator, spotlights, Upvc double glazed windows to the front and side elevation with Upvc double glazed door opening onto the rear garden.



### Bedroom One

11'10" x 10'7" (3.62 x 3.251)

Well presented double bedroom, power points, radiator, Upvc double glazed window to the rear elevation

### Bedroom Two

10'7" x 9'9" (3.235 x 2.990)

A Second well presented double bedroom, power points, radiator, Upvc double glazed window to the rear elevation



## Bathroom

7'5" x 5'6" (2.261 x 1.697)

A modern fitted bathroom, that is tiled for ease of maintenance and comprises of large walk in shower, modern frame effect screen, rainfall shower and further detachable shower head, wall mounted vanity wash basin with drawers below, low flush WC, tiled flooring, heated towel radiator, spotlights, extractor fan, Upvc double glazed obscured to the side elevation

## Outside

Front garden with ample off road parking, chipping's for easy maintenance, with pathway leading into rear garden. Rear garden with patio area, with raised lawn bound by timber fencing for privacy. Also having two outside taps and external power point.

## Garage

16'11" x 8'0" (5.18 x 2.45)

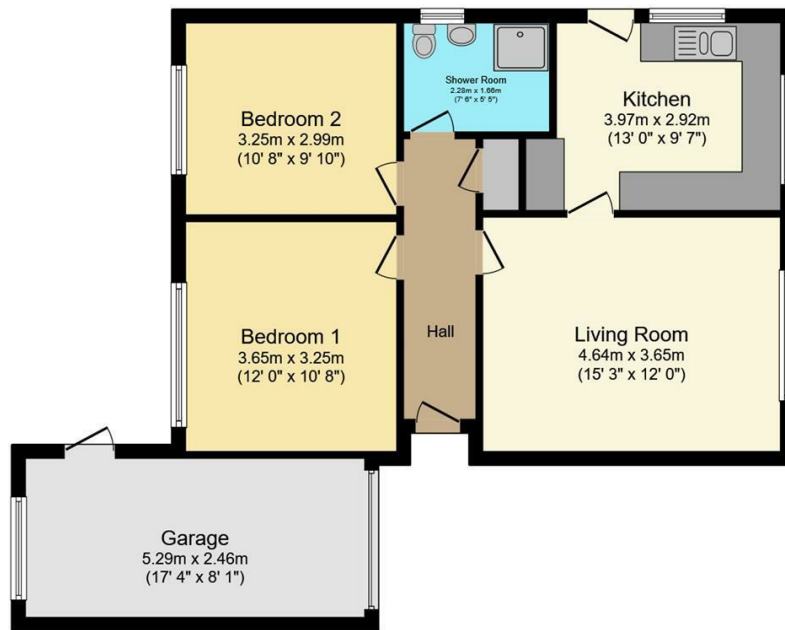
Good size garage with light and power, electric roller shutter garage door, Upvc double glazed window to the rear and Upvc double glazed door to the rear

## 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.







**Ground Floor**  
Floor area 74.6 sq.m. (803 sq.ft.)

Total floor area: 74.6 sq.m. (803 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](http://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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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