



**99 Bro Deg, Ruthin, LL15 1XY**

**£289,500**

 3  1  2  B

**EPC - B82**

**Council Tax Band - D    Tenure - Freehold**

## SUMMARY

A delightful and spacious detached family home located at the head of a quiet cul de sac with open views towards the rear.

The property is set on a good sized plot with ample off street parking and gardens. The property has solar panels and storage battery. Internally offering two reception room, office/fourth bedroom, modern fitted kitchen, utility and ground floor W.C. To the first floor three bedrooms and family bathroom with shower enclosure. The rear garden is a main feature of the property offering a private and sunny aspect, various seating areas and outstanding rear views. Added benefits of double glazing, gas central heating and good sized workshop. Viewing highly recommended.



## Accommodation

With a uPVC double glazed front door, with double glazed panels to the side leading into:

## Reception Porch

Having radiator with a radiator screen and stairs leading off

Cottage down door leads into

## Living Room

With a wood burning stove with a raised hearth, radiator with a radiator panel, feature wooden slats to each side of the chimney breast and uPVC double glazed window to the front elevation. A sliding divider which separates the living room from the dining room.

## Dining Room

Having a feature wall with a panel wall, radiator with radiator screen, sliding uPVC double glazed doors opening into the rear decking area. From the Dining Room double doors open into

## Kitchen

With high gloss cream coloured modern kitchen units, comprising of drawers and base units with wall units over, integrated double oven, four ring hob, extractor hood above, integrated fridge freezer, integrated dishwasher, wine rack, tiled floor with under floor heating, a double glazed window to the side elevation, a double glazed window overlooking the rear garden with views of the Clwydian mountain range.

## Office/Fourth Bedroom

Cottage style door leading into an office or fourth bedroom, has a double radiator, uPVC double glazed windows to the front elevation and a cupboard housing solar panel inverter, and battery.

## Utility

Which has plumbing for washing machine, space for condensing dryer, wall mounted Ideal combi central heating boiler and a uPVC double glazed door to the side elevation

## Cloak Room/W.C

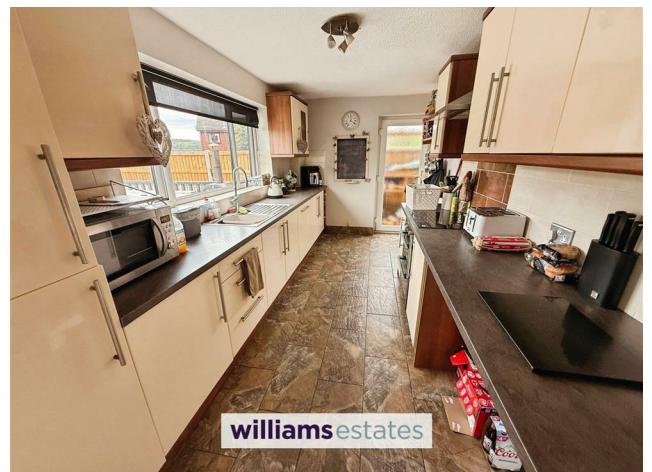
With W.C, wash basin and shelving

## Landing

With built in storage cupboard which has built in shelving and uPVC window looking over the rear garden

## Bedroom One

With double radiator, full width fitted wardrobe with sliding doors and uPVC double glazed window to the front elevation





### Bedroom Two

With a built in wardrobe, radiator and a uPVC double glazed window to the rear elevation

### Bedroom Three

With a built in wardrobe, radiator and a uPVC double glazed window to the front elevation

### Bathroom

A modern suite with low flush W.C, wash basin, panelled bath, shower enclosure, under floor heating, floor to ceiling tiled walls and flooring and obscure uPVC window to the rear elevation.

### Outside

With a decking area and seating area, lawned, low fencing at rear of garden overlooking the adjoining fields and views of the Clwydian mountain range. Two further rooms built onto the side of property, one being a bar/cinema area/playroom, with power points and lighting, Second room leading in from a steel door into a store room which is block built and has power points and lighting







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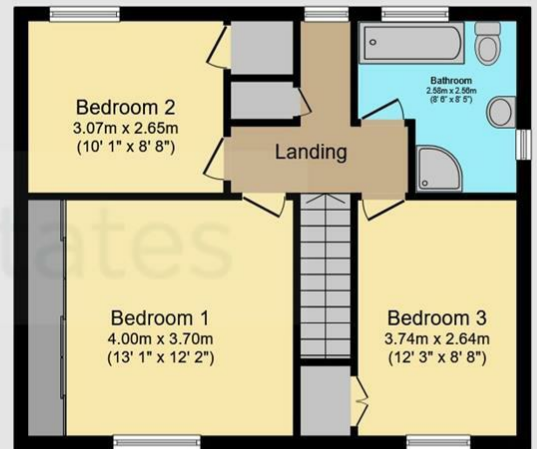
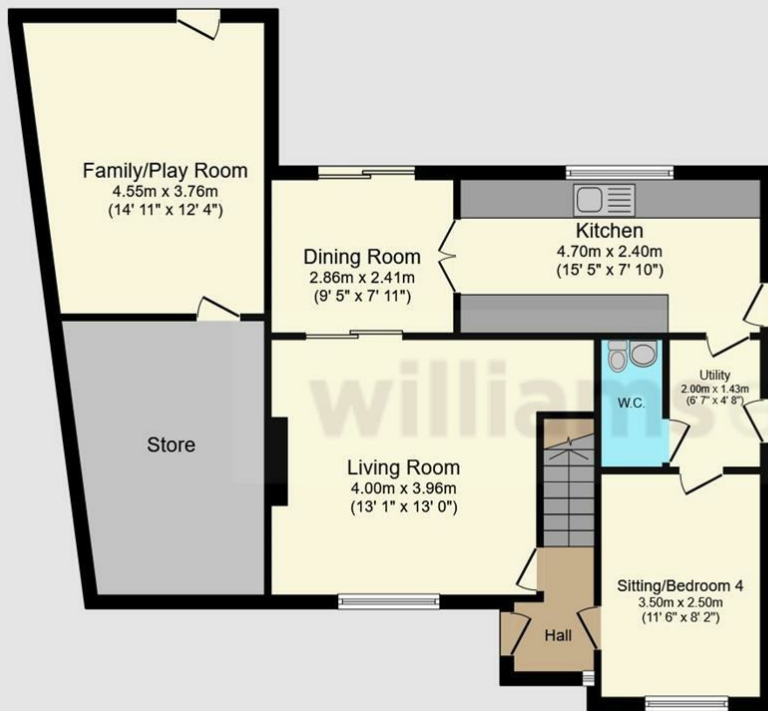
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Total floor area: 134.6 sq.m. (1,449 sq.ft.)

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 |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>82</b>                  | <b>84</b> |
| (69-80) <b>C</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<br>2002/91/EC |           |

Call us on  
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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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