



**86 Parc Y Dre Road, Ruthin,  
Denbighshire, LL15 1PG**

**£215,000**

 3  1  1  C

**EPC - C69    Council Tax Band - C    Tenure - Freehold**

# Parc Y Dre Road, Ruthin

## 3 Bedrooms - House - Semi-Detached

A traditional three bedroom semi detached house with a larger than average rear garden and ample off street parking, set on the corner plot. The property is within easy access of all local schools and the town centre amenities and offers an open plan living room with dining area, fitted kitchen, downstairs cloakroom, three bedrooms and a modern bathroom suite. Added benefits of uPVC double glazing to all windows and central heating. The garden itself offers a good sized lawn, patio area and also a good size summer house. Viewing is highly recommended to fully appreciate the plot it's sat on.



### Accommodation

A timber door with an arched light above leads into

### Entrance Hall

Having stairs off, with uPVC window, wood effect laminate flooring, radiator and under stairs storage incorporating the central heating boiler and electric consumer box

### Living Room

7'7" x minimum 11'5", maximum into alcoves x 18'4" (2.324 x minimum 3.504, maximum into alcoves x 5.58)

A good size living room/diner with laminate flooring, timber panelling to one wall, feature inglenook, power points, two radiators, uPVC window to the front elevation and uPVC patio doors leading onto the rear garden.



### Kitchen

12'3" x 8'8" (3.758 x 2.655)

Having a range of wall, drawer and base units with wood effect worktops over, integrated dishwasher, one and a half sink and drainer with mixer tap, power point complementary tiled splashback, void for an oven range, extractor hood over inset lighting, wood effect laminate flooring, uPVC window to the rear elevation. Doorway leads into

### Rear Porch

3'3" x 2'11" (0.998 x 0.909)

With continual matching wood laminate flooring, and uPVC glazed door leading to the side elevation

### Stairs to Landing

With uPVC window to the bottom elevation and a further UPVC window from the top elevation, both overlooking the front of the property

### Landing

7'9" x 5'5" (2.3705 x 1.654)

Having a loft access hatch and radiator



### Bedroom One

12'4" x 11'11" (3.769 x 3.638)

With a radiator, power point and uPVC window to the rear elevation overlooking the garden

### Bedroom Two

8'11" x 11'5" (2.733 x 3.494)

Having a radiator, power point and uPVC window to the rear elevation

### Bedroom Three

7'10" x 8'9" (2.408 x 2.683)

Having a radiator, built in wardrobe with drawers offering ample hanging and shelving space, power point and uPVC window to the front elevation

### Bathroom

7'7" x 7'9" (2.3199 x 2.373)

With a P shaped bath with mixer tap and overhead shower, low flush W.C, vanity wash basin with mixer tap, floor to ceiling tiled walls and floor, mounted heater towel rail, inset lighting and uPVC window to the front elevation

### Summer House

3.732 x 4.742

Having laminate flooring, power point and lighting

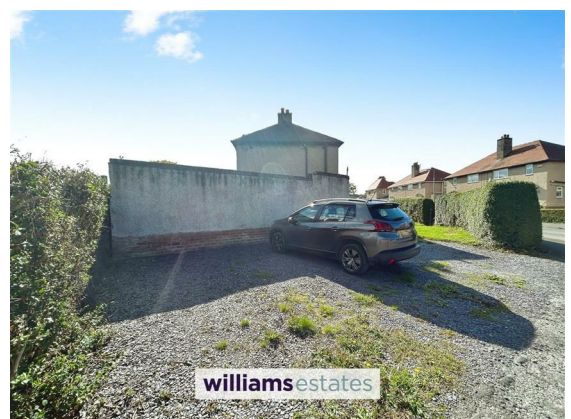
### Outside

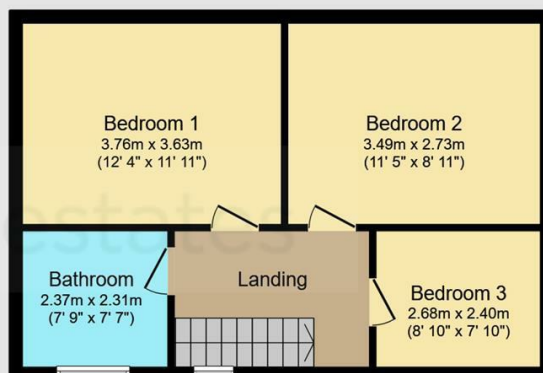
The property is set on a corner plot, has hedging surrounding with a personal gate and pathway leading to the front garden which is lawned. The pathway also leads to a timber gate providing access to the rear garden.

There is a large curved wall and pathway leading to the side elevation, which accommodates the off street parking for possibly three to four vehicles. The parking area is blue slate chippings. Having a gateway leading from the front elevation to the side elevation, with decorative blue slate chippings for ease of maintenance and leads to the summerhouse and inturn to the patio area off the living room and a large L shaped lawned garden, which is bound by fencing and hedging for privacy and offers a sunny aspect.

### Directions

Proceed from Ruthin office, taking the third exit off St Peters Square onto Clwyd Street, continue down to the junction. Turn right and immediate left onto Denbigh Road continuing along, taking the first right turning onto Parc y Dre, then take the first left and the property can be seen on the right hand side.





Total floor area: 94.4 sq.m. (1,016 sq.ft.)

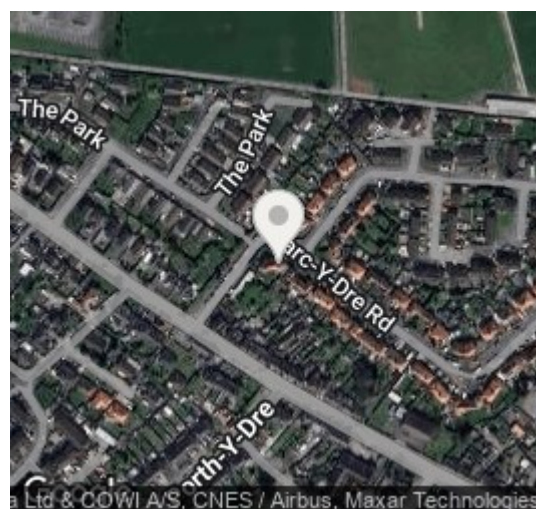
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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>                            |                            |           |
| (69-80) <b>C</b>                            | 69                         | 79        |
| (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 |           |



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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