



38 Erw Goch, Ruthin, LL15 1RR

£310,000

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EPC - D60 Council Tax Band - E Tenure - Freehold

Erw Goch, Ruthin

4 Bedrooms - House - Detached

NO ONWARD CHAIN

This delightful extended four-bedroom detached family house offers a perfect blend of comfort and style. The property is situated on a corner plot at the head of a well-established cul-de-sac, providing a peaceful and family-friendly environment.

Built in 1975, this home has been thoughtfully extended to accommodate modern family living. Upon entering, you are welcomed by an inviting entrance porch with a downstairs W.C, which leads into a spacious reception room, ideal for both relaxation and entertaining. The property boasts four generously sized bedrooms, providing ample space for family members or guests.

The bathroom is well-appointed, ensuring convenience for the household. One of the standout features of this property is the enclosed and private lawn garden, which can be found to the side and rear. This outdoor space is perfect for children to play, hosting summer barbecues, or simply enjoying.

With its desirable location and family-friendly layout, this detached house presents an excellent opportunity for those seeking a comfortable home in a picturesque setting. Whether you are a growing family or looking for a peaceful retreat, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



Accommodation

uPVC and double glazed door leading to entrance porch

Entrance Porch

Woodgrain effect flooring, panel radiator

Downstairs W.C

Corner wash basin and W.C, part tiled walls, double glazed window and panel radiator

Living Room

16'11" x 13'1" (5.18 x 4.01)

Having a wide double glazed window to front elevation with views along the cul-de-sac towards wooded countryside, feature stone fireplace and hearth. Open tread staircase rising off with ornate wrought iron balustrade, TV point, panel radiator and square archway leading into:

Dining Room

9'3" x 8'5" (2.84 x 2.59)

With a double glazed window overlooking the rear garden and panel radiator

Day Room

20'9" x 10'2" (6.35 x 3.10)

Having a large single storey extension to the right hand side of the house with a high vaulted ceiling, it is well lit with two double glazed windows and double glazed patio doors opening to the garden, tiled floor, wall light points and two panelled radiators

Kitchen

16'0" x 8'5" (4.88 x 2.59)

Having a range of base and wall mounted units and drawers with a light woodgrain effect finish to door and drawer fronts and contrasting stone effect working surfaces to include a peninsula breakfast bar. Inset single drainer sink, void and plumbing for washing machine, space for fridge and dishwasher and slot in gas cooker point. Tiled splashbacks, two double glazed windows and double glazed door leading to side elevation



Landing

Having access to roof void with pull down ladder, airing cupboard with slatted shelving and radiator

Bedroom One

13'8" x 9'1" (4.19 x 2.79)

With a wide double glazed window with views across town towards the castle, the spire of St. Peter's Church and rolling countryside beyond. Fitted wardrobe with hanging rail and radiator

Bedroom Two

11'10" x 8'5" (3.61 x 2.59)

With a double glazed window with views over town, fitted cupboard and radiator

Bedroom Three

8'5" x 8'2" (2.57 x 2.51)

With a double glazed window to rear elevation and a panel radiator.

Bedroom Four

10'9" x 8'5" (3.28 x 2.59)

Having a built in wardrobe, double glazed window to rear elevation and a panel radiator

Shower Room

7'4" x 5'4" (2.24 x 1.65)

With a white suite comprising floor level tray with high output shower, pedestal wash basin and WC. Part tiled walls, double glazed window and radiator.

Outside

Having a wide brick paved drive providing ample parking. Large private rear garden screened by a mature conifer and laurel hedging, with a timber framed panelled garden shed.

Garage

18'11" x 8'0" (5.77 x 2.46)

Having an electric up and over door leading in, electric lights and power installed, useful mezzanine storage area and a Worcester gas fired combination boiler providing heating and hot water

Directions

From our Ruthin office proceed down Well Street at the junction with Station Road bear right. Continue over the pelican crossing and after some 100 yards turn left into Erw Goch. Follow the road and take the third left into a cul-de-sac and the property is located at the head of the cul-de-sac.





GROSS INTERNAL AREA
 FLOOR 1: 758 sq. ft. FLOOR 2: 539 sq. ft.
 EXCLUDED AREAS: GARAGE: 153 sq. ft.
 TOTAL: 1247 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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