



**102 Parc Y Dre Road, Ruthin,
Denbighshire, LL15 1PH**

£200,000

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EPC - D67 Council Tax Band - C Tenure - Freehold

Parc Y Dre Road, Ruthin

3 Bedrooms - House - Semi-Detached

Traditional family house close to all town centre amenities within an approx ten minute walk of all three local primary schools, two of which can be accessed via traffic free routes.. The property offer a light and airy living room, fitted kitchen with utility area off and also a conservatory. To the first floor three bedrooms, separate W.C and shower room. Central heating via a combination boiler and uPVC double glazing. Externally the front elevation offers a driveway for off street parking and electric charging point. To the rear a private garden with patios and lawned garden together with an outside storage building.



Accommodation

uPVC door leads into

Hallway

With stairs off and quarry tiled floor

Living Room

13'1" x 13'3" (4.00 x 4.057)

With radiator, power points, T.V point, wall mounted electric pebble effect living flame fire and uPVC window to the front elevation

Kitchen

8'7" x 13'3" (2.627 x 4.039)

With a range of cream shaker effect wall, drawer and base units with wood effect worktops, tiled flooring, stainless steel sink and drainer with mixer tap, integrated electric double oven, four ring hob with extractor over, void for a fridge freezer, stainless steel sink and drainer with mixer tap and plumbing for a dishwasher.

With an arch leading into

Conservatory

9'3" x 9'10" (2.825 x 3.011)

With full length uPVC windows surrounding, tiled flooring, uPVC double doors onto the rear garden, power points and wall lighting



Utility

8'11" x 7'2" (2.743 x 2.205)

With quarry tiled flooring, power point, plumbing for a washing machine, void for a tumble dryer, work top, cupboard incorporating the Worcester combination central heating and hot water boiler, understairs storage with electricity meter, uPVC window to the side elevation and consumer box. Off the utility is uPVC window to the rear and a glazed uPVC door onto the rear garden



Stairs to Landing

5'1" x minimum 7'3" (1.559 x minimum 2.227)

Having an inbuilt storage cupboard, a loft hatch access with pull down ladders, uPVC window to the side elevation

Bedroom One

11'3" x 12'1" (3.453 x 3.686)

Being a light room with good size uPVC window to the front elevation, offering views of Moel Famau over the rooftops, built in storage cupboard with hanging and shelving space, radiator and power points

Bedroom Two

10'6" x 9'10" (3.208 x 3.020)

Having built in wardrobes, ideal hanging and shelving space, radiator, power point and good-size uPVC window to the rear elevation, enjoying views of the garden

Bedroom Three

8'4" x 8'2" (2.553 x 2.502)

With a raised area being the stairwell, ideal to put storage above, radiator, power point, a uPVC windows to the front elevation again with the views over to Moel Fammau

Separate W.C

5'7" x 2'5" (1.725 x 0.760)

With low flush W.C with small fitted wash basin above with mixer tap and an obscure window to the rear elevation

Shower Room

5'9" x 5'4" (1.76 x 1.628)

With vanity unit with wash basin having mixer tap, shower enclosure with overhead shower, panelling surrounding on all walls, for ease of maintenance, mounted heated towel rail and obscure uPVC window to the front elevation.

Front Garden

Which is approached by a double wrought iron gate, leading on a tarmac driveway for off street parking, a lawned garden and an electric car charging point

Rear Garden

Is a particular feature, private, enclosed and offers a sunny aspect. You can gain entry from the front elevation by a timber gate leading to the side with a paved pathway leading to a paved patio and steps rising with stocked borders to a lawned area and a further patio area with decorative river gravel and a stocked border. The property is bound by timber fencing and a stone wall.

Outbuilding

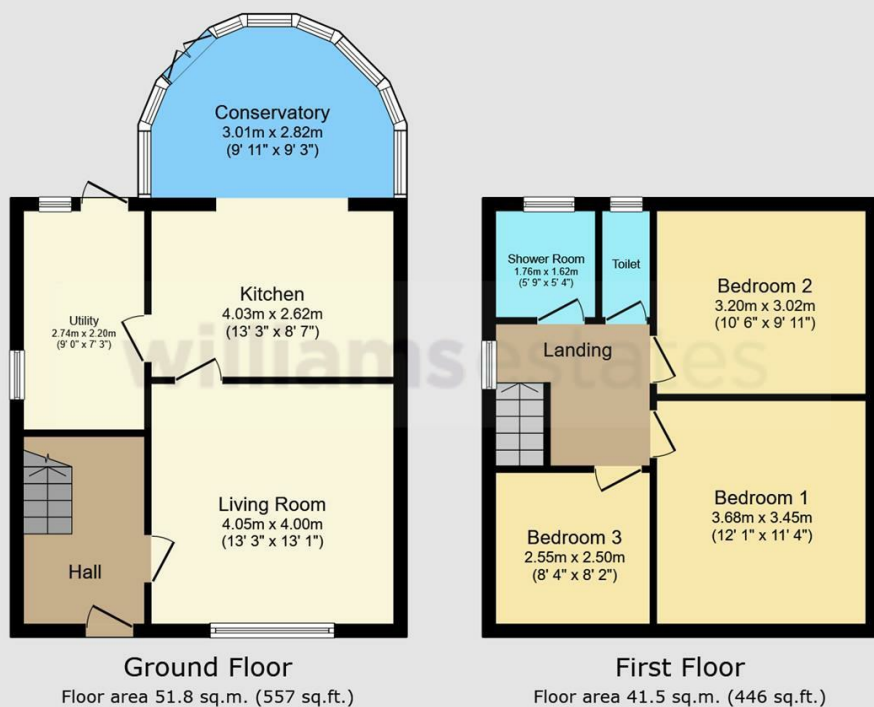
6'0" x 11'10" (1.853 x 3.625)

Great ideal space with two timber sealed units, double glazed windows and a personal door

Directions

Proceed from Ruthin office onto Clwyd Street, continue down to the junction, taking a right and then immediately left onto Denbigh Road, continue along and turn right onto Parc Y Dre and continue the road along where the property could be found on the right hand side





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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

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		
(55-68) D	67	72
(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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