



williams estates



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**110 Parc Y Dre Road, Ruthin, LL15 1PH**

**£210,000**

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**EPC - D64**

**Council Tax Band - C**

**Tenure - Freehold**

# Parc Y Dre Road, Ruthin

## 3 Bedrooms - House - Semi-Detached

Williams Estates are pleased to offer a traditional three bedroomed semi detached house with a larger than average rear garden and ample off street parking. The garden itself offers a good sized lawn, patio area. and is not overlooked. The property is within easy access of all local schools and the town centre amenities and offers an open plan living room, fitted kitchen, downstairs w.c, three bedrooms and a modern bathroom suite. Added benefits of UPVC double glazing to all windows and central heating. Viewing is highly recommended.



### Accommodation

uPVC Part Glazed front door leads into

### Hallway

Having stairs leading to the first floor and doors off:

### Lounge

18'4" x 11'9" (5.6 x 3.6)

Double aspect lounge with slide opening patio doors to rear garden and double glazed window to front aspect, log burner fire with surround, powerpoints and radiator.

### Kitchen

12'1" x 9'10" (3.7 x 3)

Range of beech coloured wall and base units, integrated electric oven & gas hob, extractor fan, stainless steel sink with mixer taps, plumbing for washer machine, double glazed window to the rear elevation overlooking rear garden, laminate flooring, radiator.

### Utility Room

12'5" x 3'4" (3.8 x 1.05)

Door from driveway and further door to the rear garden, plumbing for dryer, work tops and powerpoints.

### W.C

Ground floor W.C.

### Bedroom 1

11'9" x 12'1" (3.6 x 3.7)

Rear aspect with double glazed window to the rear elevation overlooking rear garden, built in wardrobe, powerpoints and radiator.

### Bedroom 2

11'9" x 9'2" (3.6 x 2.8)

Rear aspect with double glazed window to the rear elevation overlooking rear garden, power points and radiator.

### Bedroom 3

7'6" x 8'6" (2.3 x 2.7)

Double Glazed window with front aspect, central heating radiator, wood effect laminate flooring.



## Bathroom

5'6" x 7'6" (1.7 x 2.3)

Double glazed window to the front elevation, white three piece bathroom suite comprising of bath, electric shower over bath, wash hand basin and W.C, part tiled walls and radiator.

## Rear Garden

The property has a particularly large, private rear garden and offers a sunny aspect. The garden is not overlooked and has an open aspect to the rear. There is a large patio area, a long lawn with flagged pathway to one brick built shed/store room and two further timber sheds.

## Outside

To the front of the property is a gravelled driveway providing off road parking for two cars.

## Directions

From our Ruthin office, at the roundabout take the second exit on to Clwyd Street continue for 0.3 miles, at the junction turn right on to Mwrog Steet/ A494 and continue straight on to Borthyn, then turn right on to Parc Y Dre follow the road round and the property is located on your right.



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>		77
(55-68) <b>D</b>	64	
(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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