



**Cartrefwyn Borthyn, Ruthin,
Denbighshire, LL15 1NS**

£235,000

 3  1  3  C

EPC - C70 Council Tax Band - E Tenure - Freehold

Borthyn, Ruthin

3 Bedrooms - House - Detached

NO ONWARD CHAIN - A three-bedroom detached residence in the sought-after Medieval town of Ruthin. The layout of this property includes a welcoming hallway that guides you to the kitchen, dining area, living room and a convenient W.C to the ground floor. Ascending to the first floor, you'll find three generously proportioned bedrooms and a well-appointed shower room. Notably, this property boasts the added advantage of a spacious garage, car port with electric door, solar panels and a delightful rear garden. Viewing recommended.

EPC - C70, Tenure - Freehold, Council Tax Band - E



Accommodation

uPVC sliding door and a uPVC glazed door lead into

Reception Hall

9'9" x 4'0" (2.995 x 1.234)

Having doors off to all rooms, storage cupboard with sliding door and staircase leading to first floor

Living Room

16'6" x 9'10" (5.041 x 3.001)

A bright and spacious room with an expansive uPVC double glazed window to the front elevation, double radiator, ample wall sockets, door leads into

Dining Room

21'1" x 10'10" (6.442 x 3.327)

Providing access through to the kitchen there is room for a large dining table, uPVC sliding doors to the rear, uPVC double glazed window to the rear elevation, ample wall sockets and a double radiator

Kitchen

12'5" x 10'0" (3.807 x 3.057)

Fitted with a range of base and wall units with complimentary worktops, stainless steel drainer sink with mixer tap over, tiled splash back, integrated electric hob, uPVC double glazed window to the rear elevation, integrated oven, single radiator, under stairs storage, uPVC door to the rear garden, access to

Rear Hall

this area provides access to the downstairs W.C and integral garage

Cloakroom

4'6" x 2'11" (1.394 x 0.892)

Comprising low flush W.C., wall hung wash basin, fully tiled walls, uPVC double glazed window to the rear elevation

Garage

16'1" x 9'2" (4.920 x 2.795)



First Floor Landing

Doors off to all rooms, airing cupboard, uPVC double glazed window to the rear elevation

Bedroom One

14'1" x 9'10" (4.308 x 3.009)

Double bedroom with an expansive uPVC double glazed window to the front elevation, double radiator

Bedroom Two

10'10" x 8'11" (3.318 x 2.718)

Double bedroom with fitted wardrobes with mirrored sliding doors, a uPVC double glazed window to the rear elevation facing south, providing plenty of natural light, single radiator

Bedroom Three

9'4" x 8'5" (2.859 x 2.589)

Double bedroom with a uPVC double glazed window to the front elevation, recessed storage cupboard, single radiator

Shower Room

6'2" x 5'5" (1.886 x 1.659)

Low flush W.C, vanity wash basin, walk in shower enclosure with glass panel sliding door, fully tiled walls, wall mounted towel rail, extractor fan, uPVC double glazed obscure window to the rear elevation

Outside

To the front of the property there are iron gates onto a block paved driveway providing off road parking, a wood side gate leads to the rear garden which is bounded by mature shrubs and trees, a patio area leads via steps to a lawned section of the garden

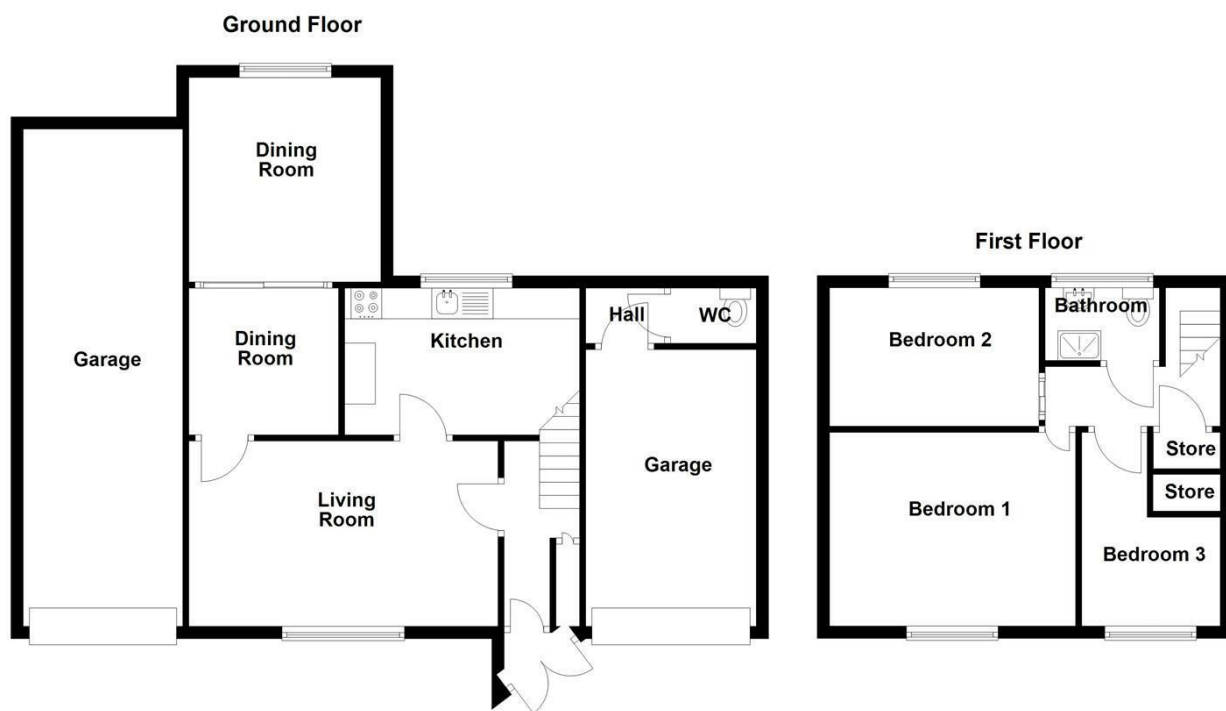
Car Port

With electric door

Directions

From our Ruthin office proceed down Well Street to the junction and turn left onto Station Road. Continue to the roundabout and take the second exit onto Park Road and follow the road past the BP Garage onto Borthyn. The property can then be found on the left hand side just before the zebra crossing





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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