



Rhoslan Denbigh Road, Ruthin, LL15 1PE – £285,000

Tenure: Freehold | EPC: TBC | Council Tax: D

A semi-detached three double bedroom family home situated in Ruthin only a short walk to the town centre, where you'll find local amenities and short distance to schools. The property is welcomed with a enclosed porch that leads to a bright hallway, downstairs you will find a cosy living room featuring a decorative fireplace, a spacious sitting room and dining area offering a great space for family evenings. The kitchen is well appointed and is complete with a pantry / storage cupboard. Upstairs, the master bedroom stands out with its generous ensuite bathroom. There's also a modern shower to accommodate the two further double bedrooms. With ample off-street parking, an easy maintenance rear garden having a decked seating area and well presented home with plenty of character this property is definitely worth viewing.



Total: 1287 sq. Ft, 119 m2

Ground Floor: 704 sq. Ft, 65 M2, 1st Floor: 583 sq. Ft, 54 m2

Excluded Areas: Walls: 127 sq. Ft, 12 m2



intended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before



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