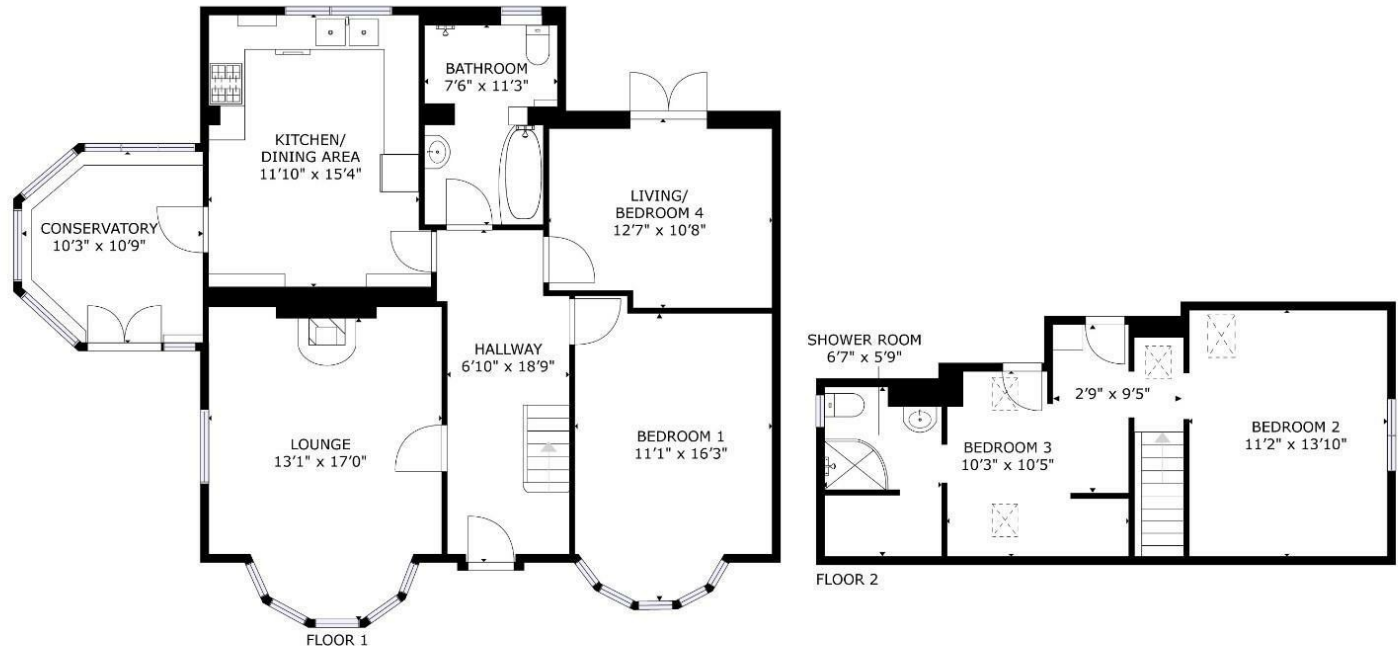




GROSS INTERNAL AREA
FLOOR 1: 1044 sq.ft, FLOOR 2: 376 sq.ft
TOTAL: 1420 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Dolafon Maes Dolwen
Ruthin,
LL15 1NY

Offers Around
£295,000

A DECEPTIVELY SPACIOUS THREE/FOUR BEDROOM DETACHED DORMER BUNGALOW with conservatory and large garage standing within lawned gardens at the head of a secluded cul de sac just a short distance from Denbigh Road about 0.5 miles from the town centre.

Designed to a spacious plan, it affords a large central hallway, lounge with bay window and wood stove, fitted kitchen/dining room, conservatory, main bedroom with bay window, second bedroom/dining room and extended bathroom with shower. First floor landing, two bedrooms, modern shower room. Drive with parking for several cars together with large garage and adjoining stores. Inspection recommended.

LOCATION

The medieval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements. There are primary and secondary schools for all ages together with leisure facilities and Mold is some 11.5 miles distant whilst Chester 24 miles. There are good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES

CANOPY ENTRANCE

Part glazed and panelled door leading to a spacious central hall.

CENTRAL HALL



Oak newel and balustrade staircase rising off, hardwood flooring, panelled radiator.

LOUNGE

5.18m x 3.99m (17' x 13'1")



An attractive room with a deep bay window to front with aspect over the private garden and further window to side, contemporary wood stove on a raised slate hearth, wall light points, oak flooring, TV point, panelled radiator.



KITCHEN/BREAKFAST ROOM

4.67m x 3.61m (15'4" x 11'10")



Fitted with a modern range of base and wall mounted cupboards and drawers with oak panelled door and drawer fronts and contrasting stone effect working surfaces to include an inset twin bowl sink with mixer tap and drainer, space for slot-in gas cooker, void and plumbing for washing machine, space for upright fridge/freezer, double glazed window, two fitted double door cupboards, one a broom cupboard with storage above, the other a pantry cupboard with shelving and storage beneath. Hardwood flooring, panelled radiator, glazed door to conservatory.



CONSERVATORY

3.28m x 3.12m (10'9" x 10'3")



Modern UPVC double glazed windows with a pitched polycarbonate roof, double glazed doors to front, panelled radiator.

BEDROOM ONE

4.95m x 3.38m (16'3" x 11'1")



A spacious double bedroom to the front with a wide shallow bay window with double glazed units, panelled radiator.

LIVING ROOM/BED 4

3.84m x 3.25m (12'7" x 10'8")



Double glazed French windows opening to the rear garden, pine flooring, panelled radiator.

BATHROOM



Extended and with a modern white suite comprising panelled bath with combination shower and tap unit, vanity with shaped bowl, shower area with wet floor system and thermostatic shower over and WC. Double glazed window, extractor fan, panelled radiator.

FIRST FLOOR LANDING

Velux rooflight.

BEDROOM TWO

4.22m x 3.40m (13'10" x 11'2")



Double glazed window and Velux rooflight, vaulted ceiling with exposed purlins, under eaves storage, panelled radiator.

BEDROOM THREE

3.12m x 3.18m plus recess (10'3" x 10'5" plus recess)



Vaulted ceiling with exposed purlins and two Velux roof windows, walk-in under eaves storage, modern Glow-worm gas fired boiler providing heating and hot water, panelled radiator.

EN SUITE SHOWER ROOM

2.01m x 1.75m (6'7" x 5'9")

Modern suite comprising large corner cubicle with glazed screen and high output shower, pedestal wash basin and low level WC, double glazed window, extractor fan and a very useful under eaves storage area, panelled radiator.

OUTSIDE

The property stands at the head of a secluded cul de sac located off Denbigh Road. It is approached via two twin brick pillars leading to a tarmac driveway which extends across the front of the bungalow to a turning and parking area and provides access to an attached garage.

GARAGE

4.27m x 3.43m (14' x 11'3")

Electric light and power installed.

GARDEN STORE ROOM

3.43m x 2.46m (11'3" x 8'1")

Panelled and glazed door to rear, electric light and power installed.