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1 Bro Deg, Ruthin - LL15 1YQ

Fixed Price **£295,000**

1 Bro Deg

Ruthin, Ruthin

****NO ONWARD CHAIN****

Located in the popular residential area of Ruthin close to local schools, shops and amenities, this beautifully presented detached bungalow offers three well-proportioned bedrooms, a luxurious shower room and two spacious reception rooms. At the heart of the home lies an open plan kitchen and living area, where the kitchen flows seamlessly into the living and dining areas.

Externally this property sits on an extremely generous corner plot allowing further potential for extension, subject to necessary permissions sought, with its exceptional outdoor space the property benefits from slate chipping border, lawned area to the front and lawned garden and patio to the rear. Further benefits include ample of street parking, substantial garden and uPVC double glazing throughout. Viewing is highly recommended to fully appreciate all of this property has to offer .

Council Tax band: D

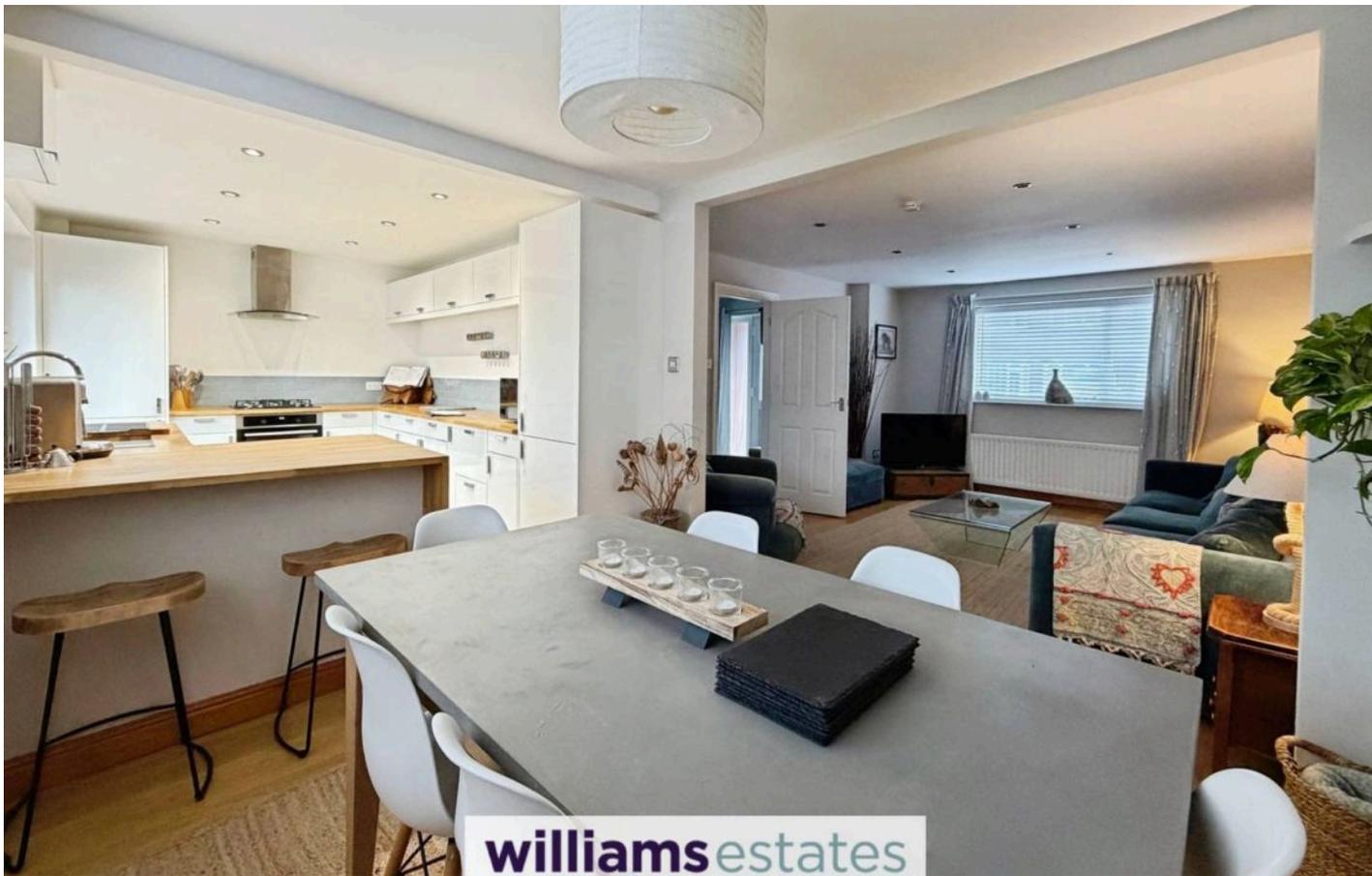
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Accommodation

uPVC double glazed front door and glazed panel adjacent opens into:

Entrance Hall

12' 4" x 6' 10" (3.76m x 2.08m)

A spacious entrance hall with a radiator, powerpoints, lighting and doors off:

Living Room

12' 6" x 23' 5" (3.81m x 7.14m)

With wooden effect laminate flooring, uPVC double glazed window to the front elevation, powerpoints radiator, lighting and opening into:

Dining Room

12' 6" x 23' 5" (3.81m x 7.14m)

With wooden effect laminate flooring continuing from the reception room, uPVC double glazed window to the rear elevation, powerpoints, radiator and lighting.

Kitchen

12' 3" x 9' 5" (3.73m x 2.87m)

Fitted wall, draw and base units with laminate work surfaces over, tiled flooring and splash backs. Void and plumbing for a washing machine, integrated electric oven with four ring gas hob and extractor fan over, integrated fridge/freezer, lighting, powerpoints and uPVC double glazed window to the rear elevation and uPVC double glazed door leading to the rear garden.

Shower Room

10' 10" x 6' 8" (3.29m x 2.03m)

A modern bathroom having low flush WC, white suite with vanity unit and basin, luxurious walk-in shower with high end large overhead shower head having multiple body jets, tiled surroundings and floor, chrome wall mounted towel radiator and uPVC obscure double glazed window to the rear elevation.

Bedroom 1

13' 0" x 10' 11" (3.96m x 3.33m)

Generous sized double bedroom with radiator, powerpoints, lighting and uPVC double glazed window



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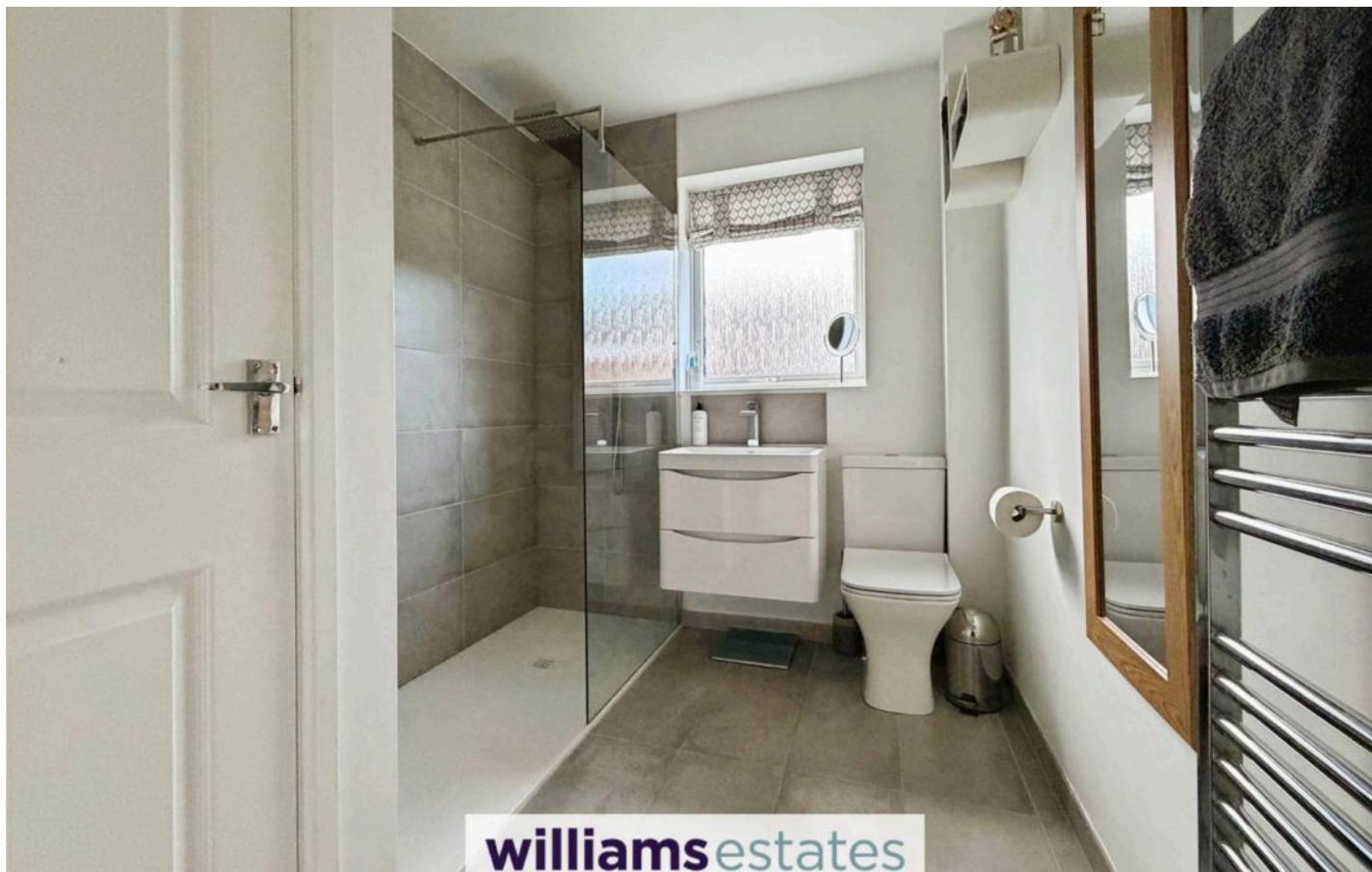
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GARDEN

GARAGE

DRIVEWAY

2 Parking Spaces

ON STREET

2 Parking Spaces

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Kitchen/Dining/Living Room
 7.14m x 7.14m
 (23' 5" x 23' 5")

Hall

Bedroom 1
 3.96m x 3.33m
 (13' 0" x 10' 11")

Bathroom
 4.39m x 2.03m
 (14' 5" x 6' 8")

Bedroom 2
 3.73m x 2.67m
 (12' 3" x 8' 9")

Bedroom 3
 4.39m x 2.69m
 (14' 5" x 8' 10")

Garage
 4.72m x 2.74m
 (15' 6" x 9' 0")

Ground Floor

Floor area 93.8 sq.m. (1,010 sq.ft.)

Garage

Floor area 12.9 sq.m.
 (139 sq.ft.)

Total floor area: 106.7 sq.m. (1,149 sq.ft.)

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

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