



williams estates

4 Maes Y Dre, Ruthin - LL15 1DB

Offers in Region of **£198,000**

4 Maes Y Dre

Ruthin, Ruthin

This beautifully presented three-bedroom end of terrace house is ideally situated in the highly sought after town of Ruthin. This inviting home is perfect for those looking for a comfortable and modern living space. This property boasts a spacious open plan kitchen and dining area, and a bright and airy lounge. Upstairs, you will find three well-proportioned bedrooms. The family bathroom features modern fixtures and fittings for your convenience. Practical features include ample off-road parking for up to three vehicles.

Situated in the heart of Ruthin, this home benefits from excellent access to local amenities, schools, and transport links, ensuring convenience for commuters and families. With its flexible living spaces, and prime location, this lovely end of terrace house presents a fantastic opportunity to enjoy all the benefits of modern living in a vibrant and friendly community. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Accommodation

Composite door leading into:

Entrance Hall

Lighting, radiator, wood effect flooring, power points, stairs off to first floor and doors off:

Utility Room

7' 1" x 3' 4" (2.16m x 1.02m)

Coat hanging space, uPVC double glazed window to the side elevation, plumbing for washer machine, power points and lighting.

Living Room

11' 5" x 10' 11" (3.48m x 3.34m)

A good sized room with radiator, powerpoints, lighting and uPVC double glazed window to the front elevation.

Kitchen/Dining Room

17' 2" x 13' 4" (5.22m x 4.06m)

A modern kitchen with a range of wall draw and base units and complementary work tops above, stainless steel sink and drainer with mixer tap above, integrated oven with four ring gas hob, extractor fan above, void for free standing fridge/freezer, wood effect flooring, power points, radiator, space for dining table, uPVC double glazed window to the rear elevation and uPVC double glazed patio door to the rear garden.

Landing

Built-in storage cupboard, lighting, large uPVC double glazed obscured window to the side elevation, power point, loft access hatch, smoke alarm and doors off:

Bedroom One

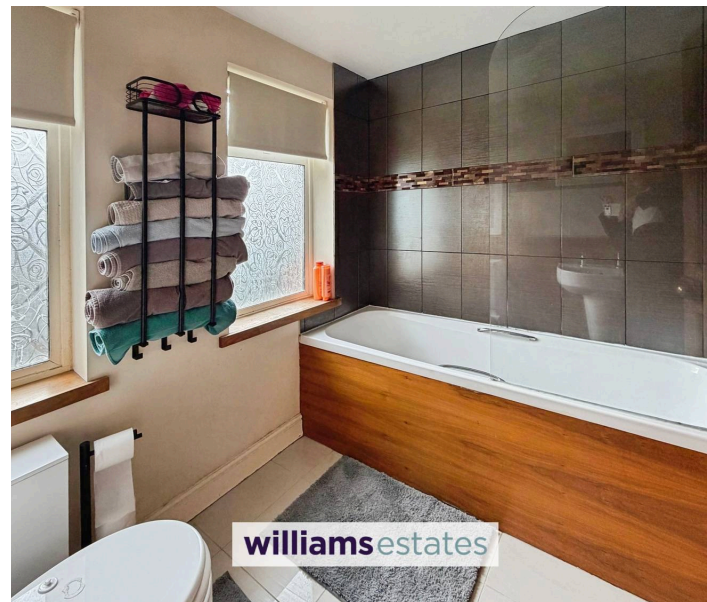
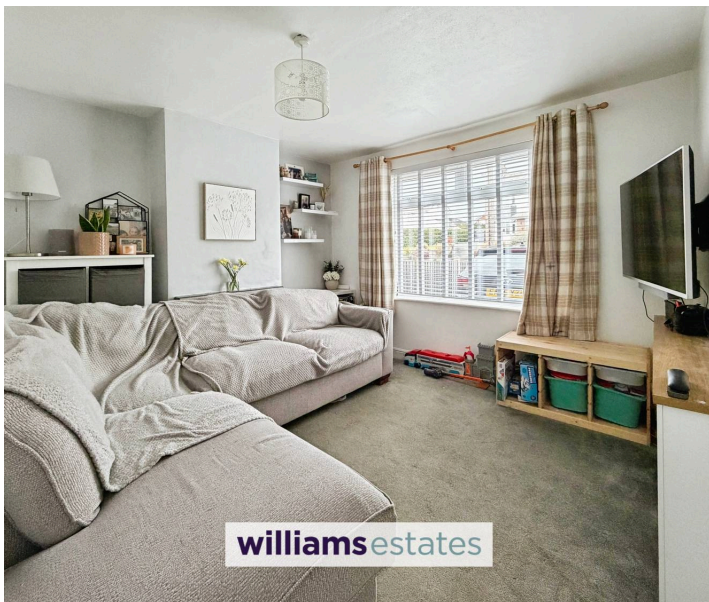
10' 7" x 12' 0" (3.22m x 3.65m)

A spacious double bedroom having uPVC double glazed window to the front elevation, radiator and power points.

Bedroom Two

12' 6" x 9' 5" (3.81m x 2.86m)

Another double bedroom with uPVC double glazed window to the rear elevation, void for built in storage



Accommodation

Composite door leading into:

Entrance Hall

Lighting, radiator, wood effect flooring, power points, stairs off to first floor and doors off:

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Bedroom One

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A spacious double bedroom having uPVC double glazed window to the front elevation, radiator and power points.

Bedroom Two

12' 6" x 9' 5" (3.81m x 2.86m)

Another double bedroom with uPVC double glazed window to the rear elevation, void for built in storage cupboard powerpoints and radiator.



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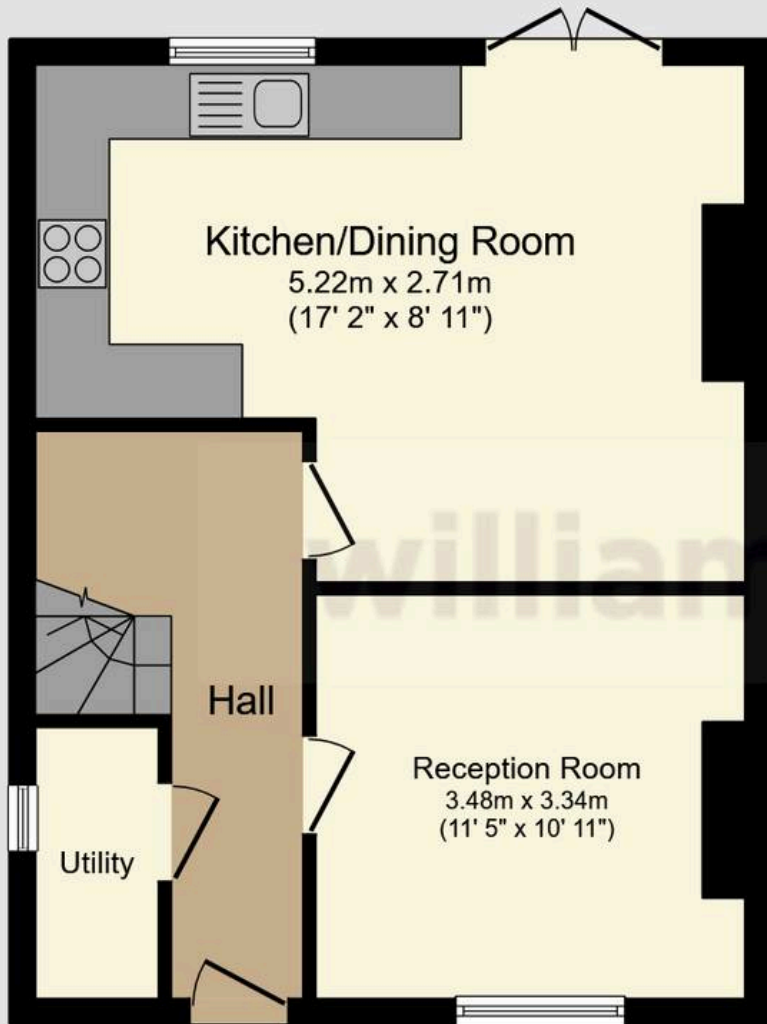
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GARDEN

DRIVEWAY

3 Parking Spaces



Kitchen/Dining Room
5.22m x 2.71m
(17' 2" x 8' 11")

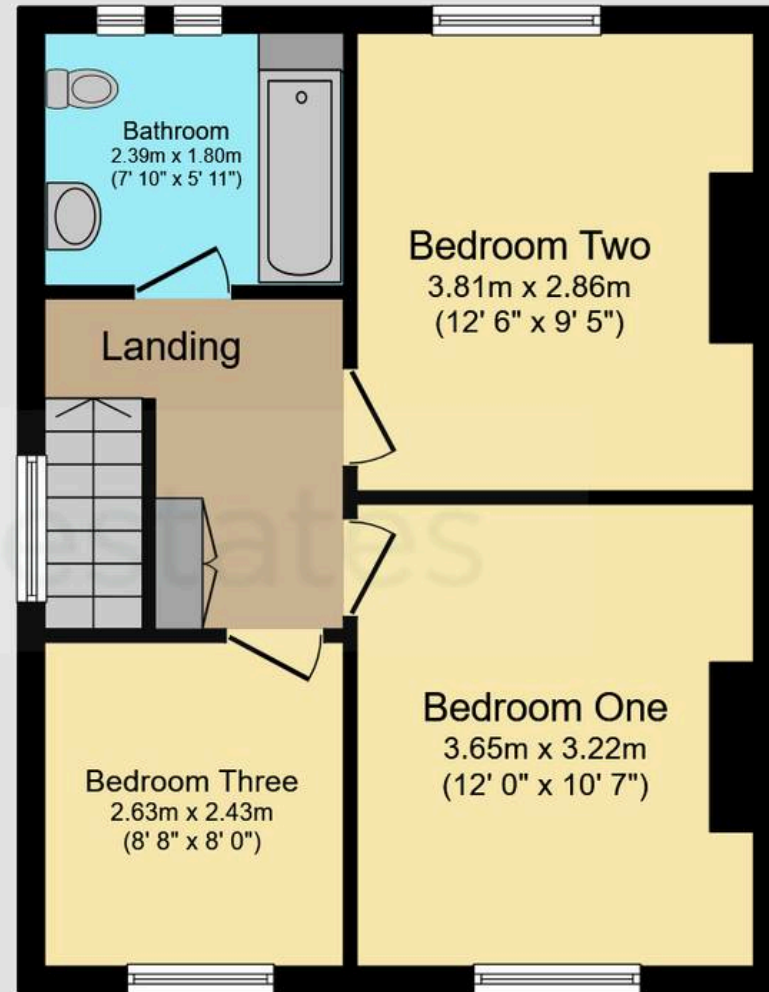
Hall

Utility

Reception Room
3.48m x 3.34m
(11' 5" x 10' 11")

Ground Floor

Floor area 43.5 sq.m. (468 sq.ft.)



Bathroom
2.39m x 1.80m
(7' 10" x 5' 11")

Landing

Bedroom Two
3.81m x 2.86m
(12' 6" x 9' 5")

Bedroom Three
2.63m x 2.43m
(8' 8" x 8' 0")

Bedroom One
3.65m x 3.22m
(12' 0" x 10' 7")

First Floor

Floor area 43.5 sq.m. (468 sq.ft.)

Total floor area: 86.9 sq.m. (936 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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