



## 38 Erw Goch, Ruthin – LL15 1RR – £280,000

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

**NO ONWARD CHAIN.** This delightful extended four-bedroom detached family house offers a perfect blend of comfort and style. The property is situated on a corner plot at the head of a well-established cul-de-sac, providing a peaceful and family-friendly environment. Built in 1975, this home has been thoughtfully extended to accommodate modern family living. Upon entering, you are welcomed by an inviting entrance porch with a downstairs W.C, which leads into a spacious reception room, ideal for both relaxation and entertaining. The property boasts four generously sized bedrooms, providing ample space for family members or guests. The bathroom is well-appointed, ensuring convenience for the household. One of the standout features of this property is the enclosed and private lawn garden, which can be found to the side and rear. Whether you are a growing family or looking for a peaceful retreat, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



1st Floor



Ground Floor

**Total: 1192 sq. Ft, 111 m2**

Ground Floor: 680 sq. Ft, 63 M2, 1st Floor: 512 sq. Ft, 48 m2  
 Excluded Areas: Porch: 9 sq. Ft, 1 M2, Walls: 111 sq. Ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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PROPERTY REPORT**



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