



**68 Bro Deg, Ruthin, LL15 1XY**

**£279,950**

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**EPC - D65    Council Tax Band - D    Tenure - Freehold**



# Bro Deg, Ruthin

## 3 Bedrooms - House - Detached

A spacious detached family home located in a quiet cul de sac. The property has ample parking and gardens to the front and rear. Internally the property offers a good sized reception room, further sitting room which could be a fourth bedroom or office, providing a versatility with W.C conveniently located, an extended kitchen and conservatory. To the first floor three double bedrooms and family bathroom. This is not one to miss and viewings are highly recommended.



### Accommodation

Having a uPVC double glazed glass door leading into

### Entrance Porch

With laminate flooring, room for coats, shoes and a door off into

### Reception Room

12'0" x 7'9" (3.683 x 2.365 )

A good sized room which was originally a garage and now been converted, with powerpoints, radiator, uPVC double glazed window to the front elevation and partitioned wall towards the back of the room separating the :

### W.C

7'10" x 3'0" (2.390 x 0.925 )

Having low flush W.C and white wash basin, the small uPVC double glazed window to the side elevation and a door leading into the hallway.



### Reception Room/Dining Room

A good sized room with wood effect flooring, power points, radiator, uPVC double glazed windows to the front elevation allowing natural light, sliding uPVC double glazed door to the conservatory and off into:

### Kitchen

9'9" x 15'10" (2.986 x 4.828 )

An extended kitchen with a range of wall, draw and base units with worktops above, oven, four ring gas hob, stainless steel extractor fan, bowl with drainer and mixer tap above, void for washer machine, dryer and fridge freezer, matching splash back to work tops, power points, radiator, tiled flooring, uPVC double glazed window to the rear, and a door to the side elevation leading out into the rear garden.

### Conservatory

9'1" x 6'10" (2.794 x 2.103 )

A bright and airy room with tiled floor, uPVC double glazed patio doors into rear garden and power points.



## Landing

From the reception rooms, stairs leading up to the first floor with uPVC double glazed window to the side elevation and doors off into:

## Bathroom

8'5" x 8'0" (2.580 x 2.451 )

Having a three piece suite with low flush W.C, wash basin and mixer taps with shower head attachment, glass shower screen, wood effect flooring, wall mounted towel radiator, tiled floor to ceiling, uPVC double glazed window to the rear elevation, storage cupboard homing the boiler.

## Bedroom One

15'7" x 8'6" (4.775 x 2.610 )

A good sized room with powerpoints and radiators with arch leading into a dressing area, and uPVC double glazed window to the front elevation.

## Bedroom Two

12'2" x 10'6" (3.730 x 3.218)

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

## Bedroom Three

11'2" x 10'6" (3.418 x 3.217)

A bright and airy room with powerpoints and radiators and uPVC double glazed window to the rear elevation with views over to the countryside.

## Outside

To the rear is private easy maintenance a lawned garden with block paved patio area, leading down to both sides of the property. To the front having lawned area with mature heading and a drive.

## Directions

From our Ruthin office, head down Well Street, at the junction turn right on to Llanfair Road, following the road round continue for 0.2 miles, turn left onto Erw Goch, continue along the road for 0.3 miles then turn right onto Maes Cantaba, in 190 yards turn left on Bro Deg, take the first right, continue for 30 yards and the property is located on your right.







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](http://www.Propertybox.io)

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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