



22 Maes Ffynnon, Ruthin – LL15 1LX

Offers in Region of **£115,000**

22 Maes Ffynnon

Ruthin

Located in a popular residential cul-de-sac within walking distance to Ruthin Town Centre is a well presented one bedroom self contained apartment. This home briefly comprises of entrance porch, spacious living/dining room, enclosed storage cupboard, inner hall, double bedroom, fitted kitchen and refurbished shower room with wet floor system. Further benefits include double glazed window, gas central heating with modern boiler, a patio area and nearby parking space. Viewings highly recommended.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Accommodation

Having uPVC double glazed door leading into:

Entrance Porch

6' 2" x 3' 7" (1.88m x 1.09m)

Having coat hooks, radiator and door leading into:

Living / Dining Room

16' 9" x 12' 0" (5.11m x 3.66m)

A spacious room with large double glazed window to the front elevation, wall mounted gas fire with two arched recesses with shelving, radiators, understairs storage cupboard and door leading into:

Inner Hall

Providing access to the kitchen, bedroom and shower room.

Kitchen

9' 6" x 5' 10" (2.90m x 1.78m)

Having a range of base and wall mounted cupboards with drawers, contrasting stone effect working surfaces, inset single drainer sink with mixer tap, space for electric cooker, void and plumbing for washing machine, void for fridge/freezer, attractive tiled splashback, convector hood, tiled flooring, double glazed window, panelled radiator and power points.

Bedroom

12' 2" x 9' 6" (3.71m x 2.90m)

A double bedroom with double glazed window to the rear elevation, panelled radiator and power points.

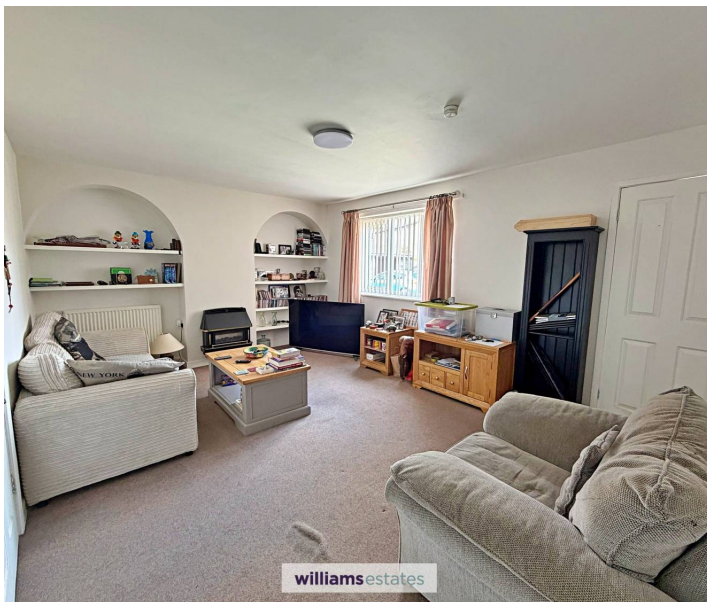
Shower Room

12' 2" x 5' 0" (3.71m x 1.52m)

Refurbished to a high standard with wet floor system having ceramic tiled flooring, contemporary wash basin, low level w.c, fully tiled walls, extractor fan, double glazed frosted window to the rear elevation, large chrome towel rail and fitted cupboard housing the Worcester combination boiler.

Outside

To the front elevation is a laid a lawn area, and one allocated parking space (further details available on



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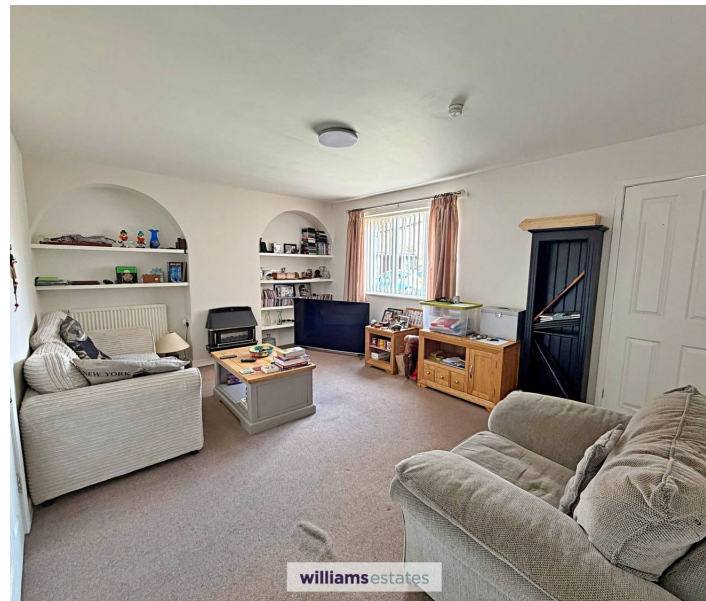
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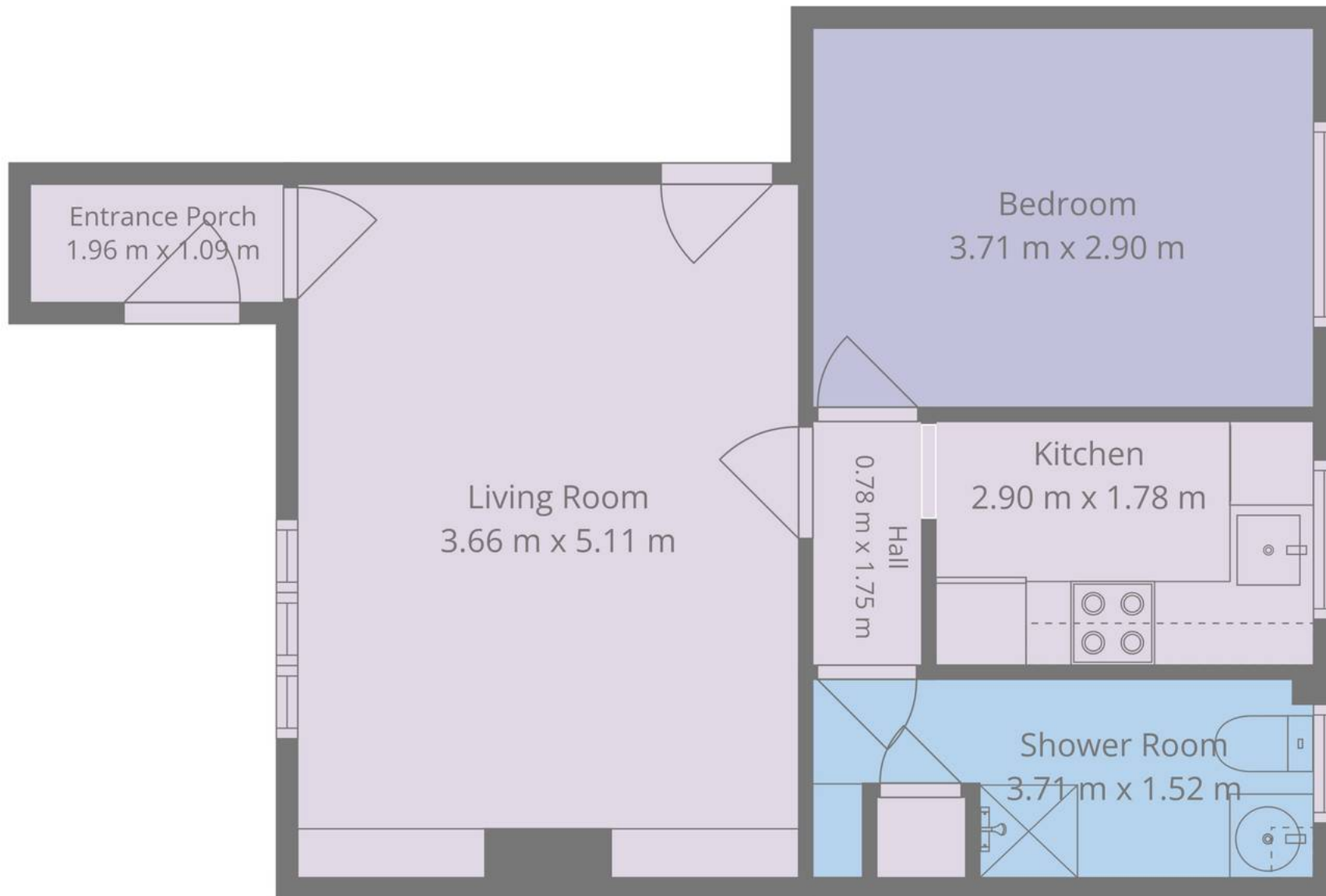




COMMUNAL GARDEN

OFF STREET

1 Parking Space



Total: 42 m²
Ground Floor: 42 m²
Excluded Areas: Walls: 5 m²

Intended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before





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