



Flat 2, Derwendeg Ruthin Road, Denbigh – LL16 3HA
£125,000

Flat 2

Derwendeg Ruthin Road, Denbigh

No Onward Chain! - This well-presented two-bedroom flat offers comfortable living across two floors, ideal for first-time buyers or those looking to downsize.

The ground floor features a welcoming entrance hall and a bright, airy lounge. Upstairs, the property comprises a kitchen/breakfast room, two bedrooms, and bathroom.

Located in a sought-after residential area, the flat benefits from a shared driveway, allocated parking, and a private front garden. Viewing is recommended. EPC Rating D57.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Accommodation

Hardwood door leads into:

Entrance Porch

With windows around and tiled flooring, leads into:

Hallway

A characterful hallway with radiator, power points, tiled flooring and stairs off to further accommodation.

Lounge

Dimensions: 5.74m x 4.06m (18'10" x 13'4"). A spacious lounge with characterful high ceilings and coving, feature stone built fireplace, radiator, power points and bay window to the front.

Landing

Dimensions: 6.17m x 1.78m (20'3" x 5'10"). With radiator, loft access hatch and accommodation off.

Kitchen/Breakfast Room

Dimensions: 3.94m x 2.92m (12'11" x 9'7"). Offering a range of wall, drawer and base units with work surfaces over, sink with mixer tap, space for fridge freezer, void for cooker, pantry/storage cupboard, plumbing for washing machine, gas central heating boiler, radiator, power points and double glazed window to the side.



Bedroom One

Dimensions: 4.55m x 3.40m (14'11" x 11'2"). A spacious bedroom with feature fireplace, radiator, power points and double glazed sash window to the front.

Bedroom Two

Dimensions: 4.72m x 2.39m (15'6" x 7'10"). With fitted wardrobes, pedestal wash basin, radiator, power points and double glazed sash window to the front.

Bathroom

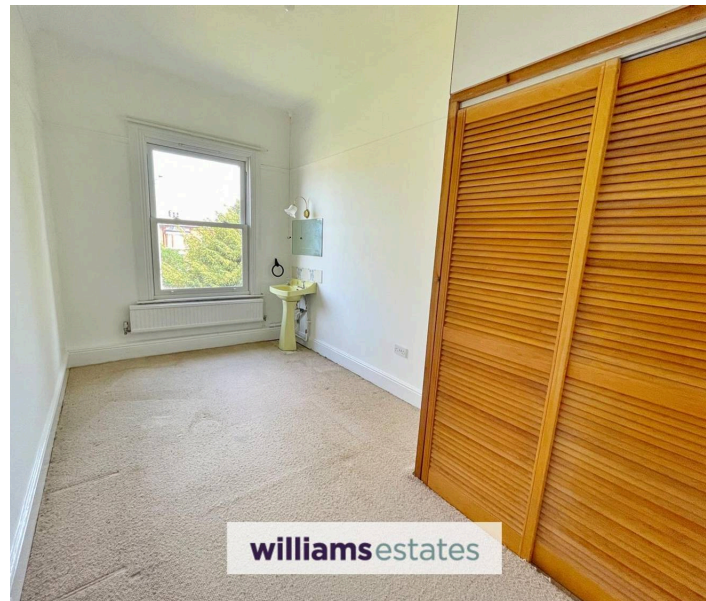
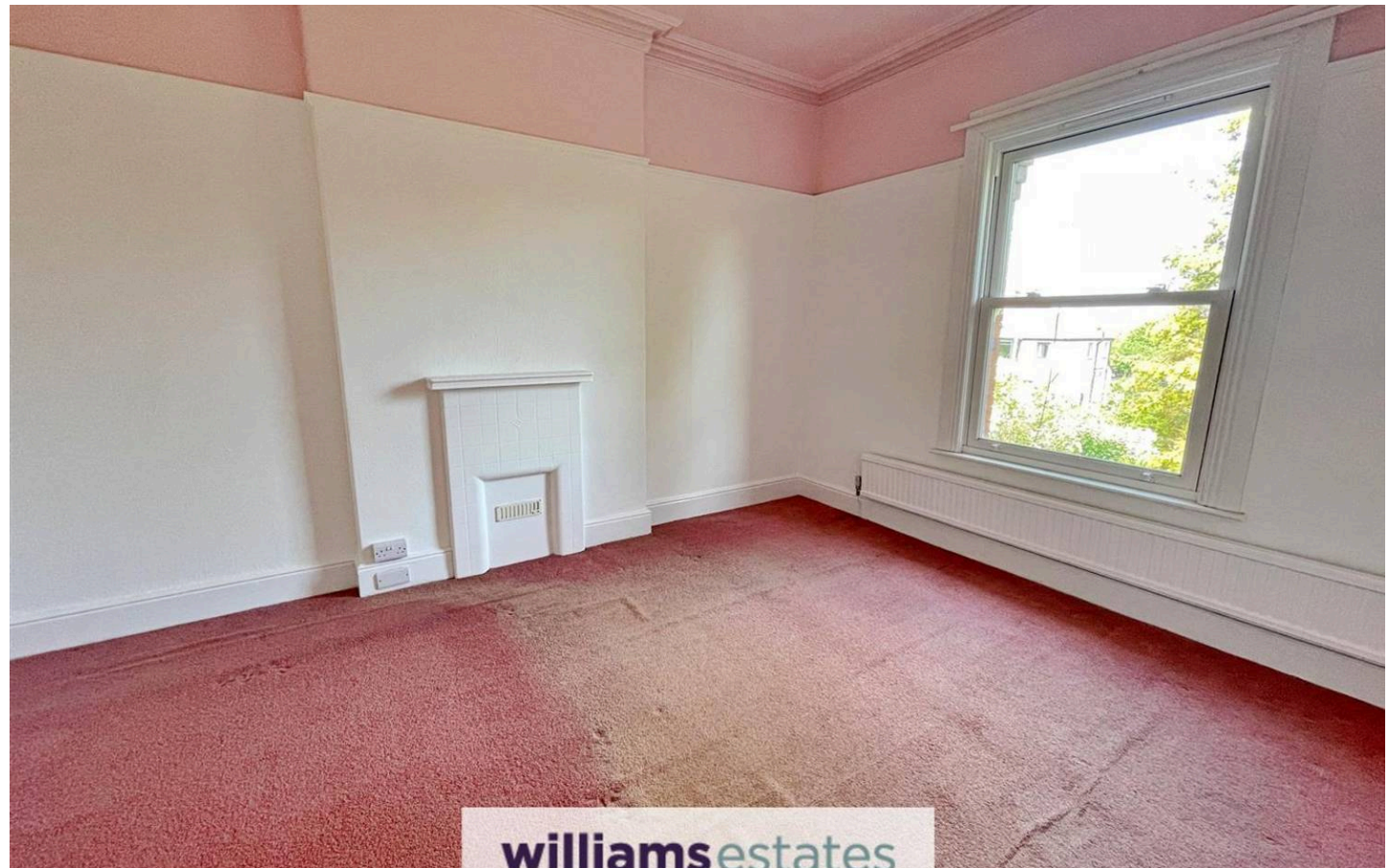
Dimensions: 1.93m x 1.78m (6'4" x 5'10"). A white suite with low flush W.C, pedestal basin, panelled bath with shower over, part tiled walls and extractor fan.

Outside

The front garden is mainly laid to lawn with a variety of shrubs.

Directions

Proceed from our Denbigh office, LL16 3AA. Head southeast on Crown Lane towards Hall Square / A543 Turn left onto Hall Square / A543 and continue on A543 for 0.4 miles Turn right onto Ruthin Road / A543 The property will be on your right hand side.



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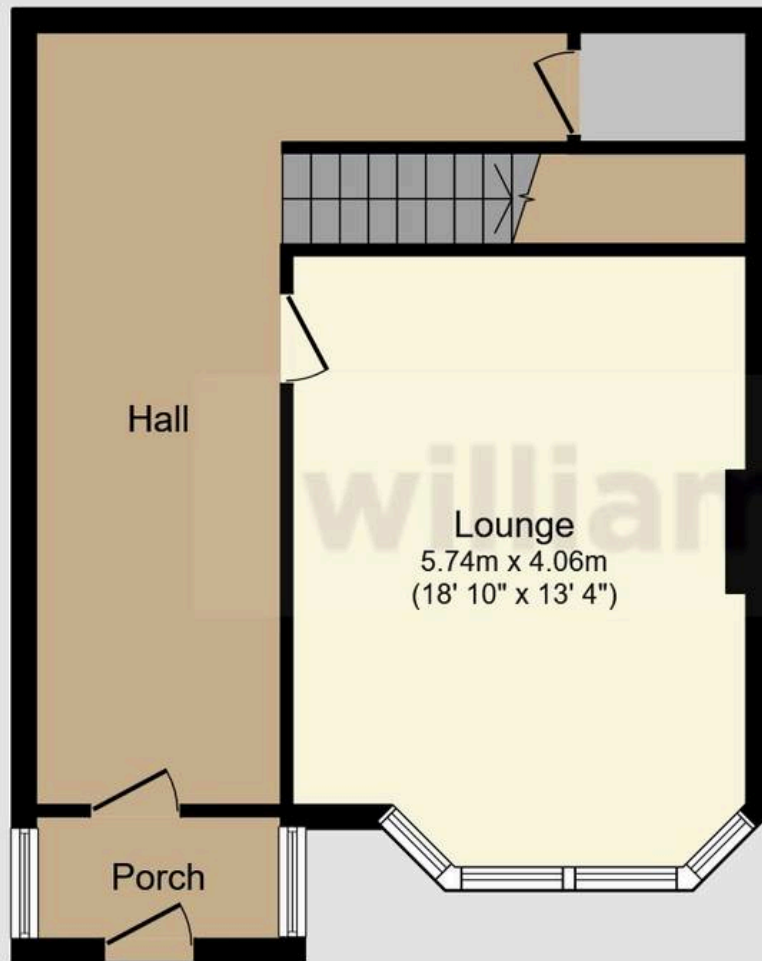
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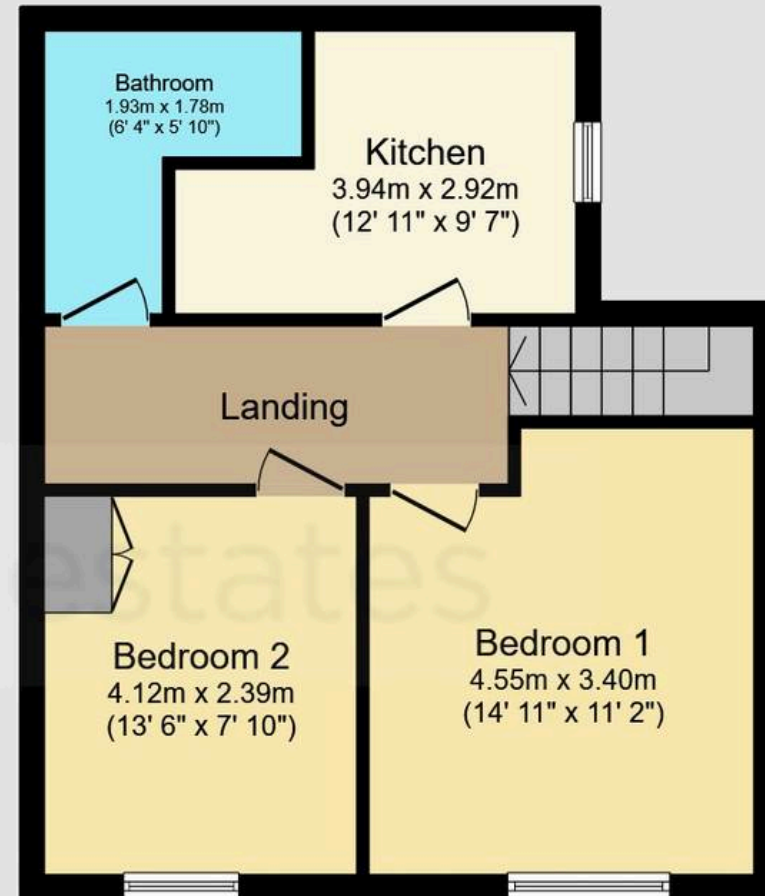
Give our office a call today, and we'll be happy to arrange an appointment at a time that suits you, either over the phone or in person.





Ground Floor

Floor area 46.6 sq.m. (501 sq.ft.)



First Floor

Floor area 42.5 sq.m. (457 sq.ft.)

Total floor area: 89.1 sq.m. (959 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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