



**williams**estates

**Cartrefwyn Borthyn, Ruthin - LL15 1NS**

Offers in Region of **£230,000**

# Cartrefwyn Borthyn

Ruthin, Ruthin

NO ONWARD CHAIN - A three-bedroom detached residence in the sought-after Medieval town of Ruthin. The layout of this property includes a welcoming hallway that guides you to the kitchen, dining area, living room and a convenient W.C to the ground floor. Ascending to the first floor, you'll find three generously proportioned bedrooms and a well-appointed shower room. Notably, this property boasts the added advantage of a spacious garage, car port with electric door, solar panels and a delightful rear garden. Viewing recommended.

EPC - C70, Tenure - Freehold, Council Tax Band - E

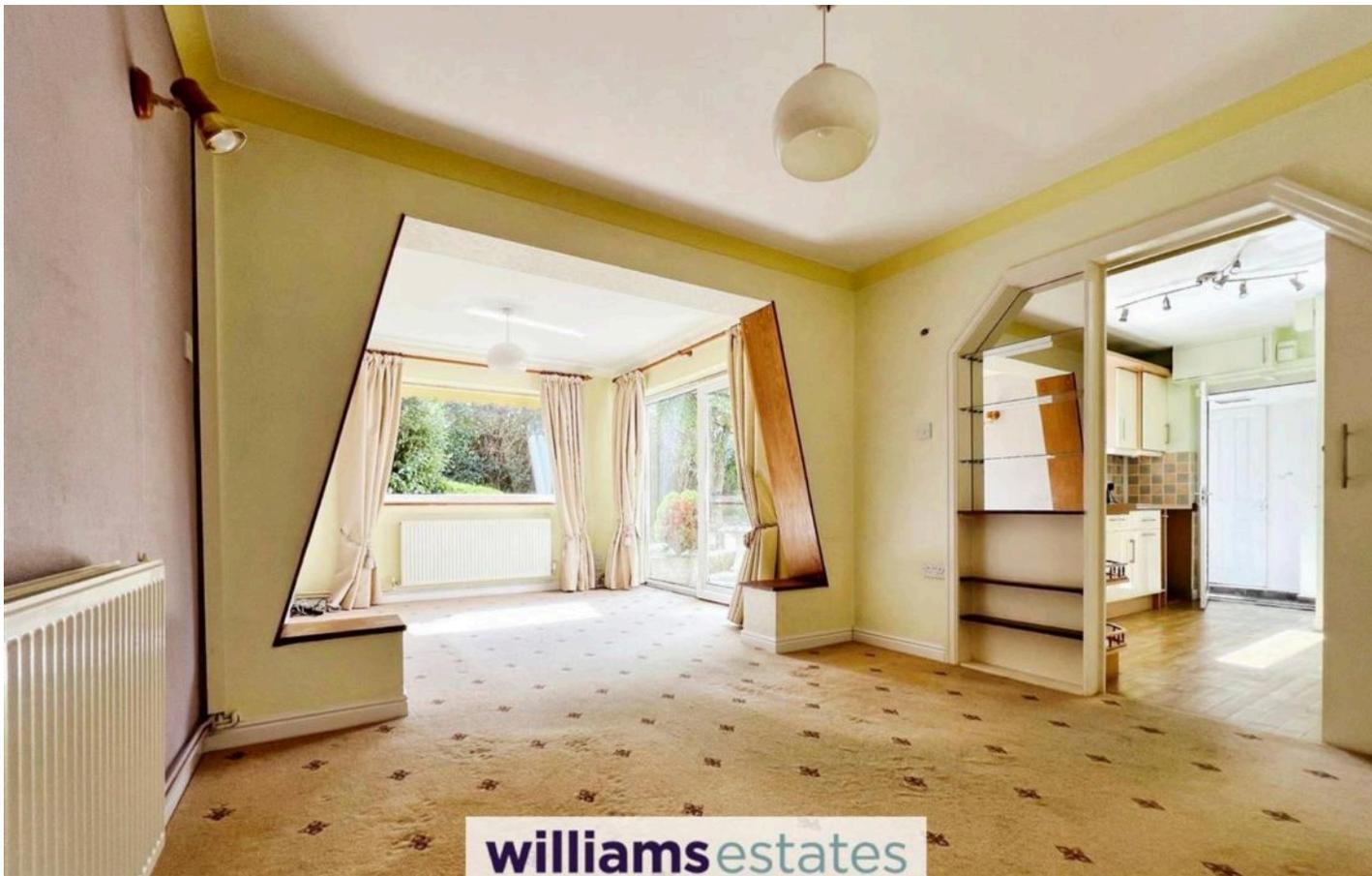
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### **Accommodation**

uPVC sliding door and a uPVC glazed door lead into

### **Reception Hall**

Dimensions: 2.995 x 1.234 (9'9" x 4'0"). Having doors off to all rooms, storage cupboard with sliding door and staircase leading to first floor

### **Living Room**

Dimensions: 5.041 x 3.001 (16'6" x 9'10"). A bright and spacious room with an expansive uPVC double glazed window to the front elevation, double radiator, ample wall sockets, door leads into

### **Dining Room**

Dimensions: 6.442 x 3.327 (21'1" x 10'10"). Providing access through to the kitchen there is room for a large dining table, uPVC sliding doors to the rear, uPVC double glazed window to the rear elevation, ample wall sockets and a double radiator

### **Kitchen**

Dimensions: 3.807 x 3.057 (12'5" x 10'0"). Fitted with a range of base and wall units with complimentary worktops, stainless steel drainer sink with mixer tap over, tiled splash back, integrated electric hob, uPVC double glazed window to the rear elevation, integrated oven, single radiator, under stairs storage, uPVC door to the rear garden, access to

### **Rear Hall**

this area provides access to the downstairs W.C and integral garage

### **Cloakroom**

Dimensions: 1.394 x 0.892 (4'6" x 2'11"). Comprising low flush W.C., wall hung wash basin, fully tiled walls, uPVC double glazed window to the rear elevation

### **Garage**

Dimensions: 4.920 x 2.795 (16'1" x 9'2").



### First Floor Landing

Doors off to all rooms, airing cupboard, uPVC double glazed window to the rear elevation

### Bedroom One

Dimensions: 4.308 x 3.009 (14'1" x 9'10"). Double bedroom with an expansive uPVC double glazed window to the front elevation, double radiator

### Bedroom Two

Dimensions: 3.318 x 2.718 (10'10" x 8'11"). Double bedroom with fitted wardrobes with mirrored sliding doors, a uPVC double glazed window to the rear elevation facing south, providing plenty of natural light, single radiator

### Bedroom Three

Dimensions: 2.859 x 2.589 (9'4" x 8'5"). Double bedroom with a uPVC double glazed window to the front elevation, recessed storage cupboard, single radiator

### Shower Room

Dimensions: 1.886 x 1.659 (6'2" x 5'5"). Low flush W.C, vanity wash basin, walk in shower enclosure with glass panel sliding door, fully tiled walls, wall mounted towel rail, extractor fan, uPVC double glazed obscure window to the rear elevation





### **Outside**

To the front of the property there are iron gates onto a block paved driveway providing off road parking, a wood side gate leads to the rear garden which is bounded by mature shrubs and trees, a patio area leads via steps to a lawned section of the garden.

### **Car Port**

With electric door

### **Directions**

From our Ruthin office proceed down Well Street to the junction and turn left onto Station Road. Continue to the roundabout and take the second exit onto Park Road and follow the road past the BP Garage onto Borthyn. The property can then be found on the left hand side just before the zebra crossing

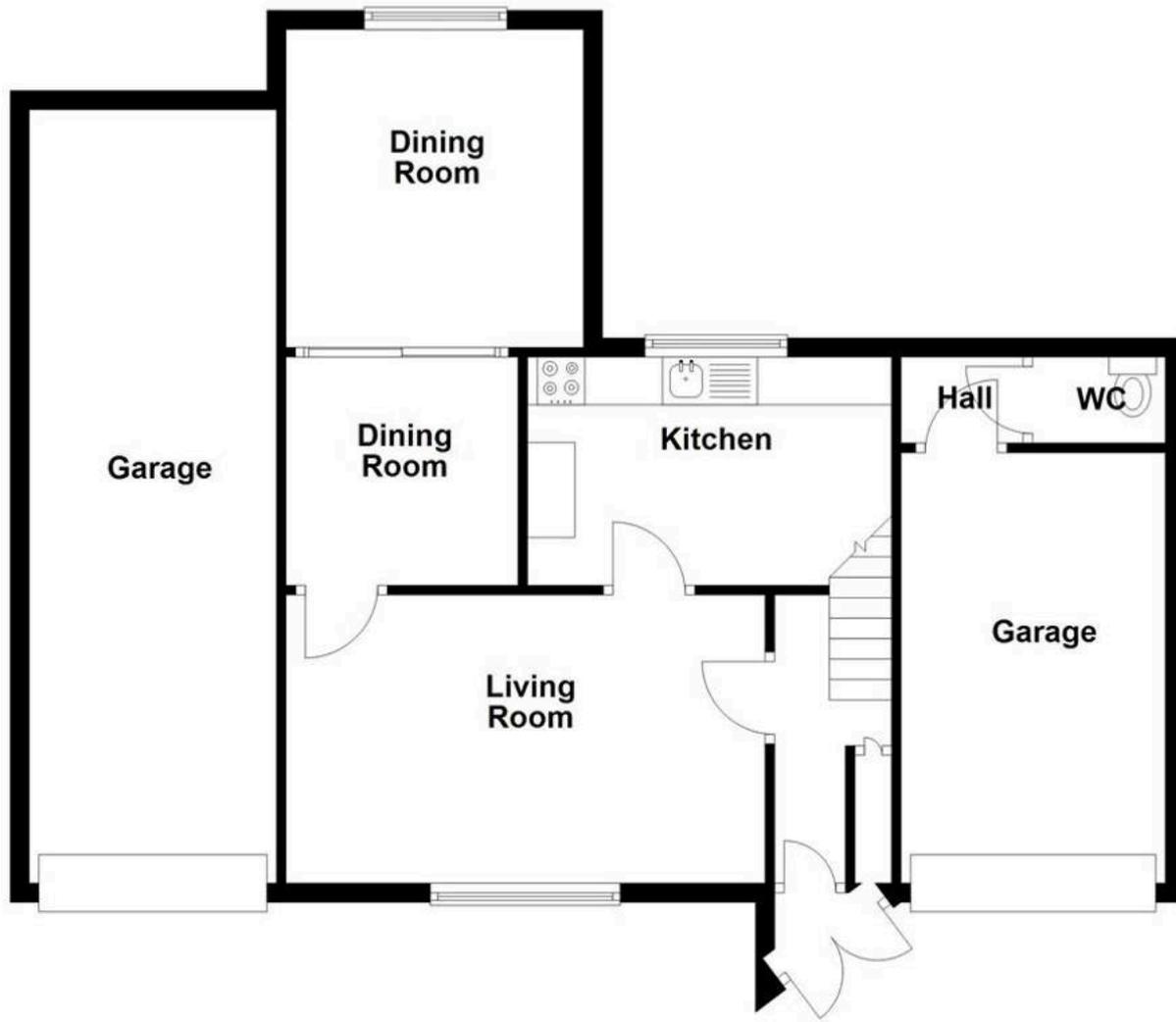
### **GARAGE**

Double Garage

### **OFF STREET**

3 Parking Spaces

### Ground Floor



### First Floor





## Williams Estates Ruthin Office

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