



williams estates

10 Cae Seren, Ruthin – LL15 1PF

Offers in Region of **£229,000**

10 Cae Seren

Ruthin, Ruthin

For Sale with NO ONWARD CHAIN. A delightful semi detached bungalow offers a wonderful opportunity for comfortable and convenient living. The property features two bedrooms, a spacious living room, kitchen with a utility room off. Perfect for a small family or those looking to downsize.

Externally, the property is located on a good sized corner plot with ample off street parking, a driveway, garage with electricity and a lovely rear and front garden.

EPC - 70C - Tenure - Freehold - Council Tax Band - B

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Accommodation

uPVC door leading into :

Entrance Hall

Wide entrance hall, with radiators, power points and doors off:

Reception room

15' 4" x 11' 2" (4.67m x 3.40m)

A spacious room with fire place, good sized in built storage cupboard which homes the Worcester boiler, radiator, uPVC double glazed windows to the side elevation and to the front elevation. Door leading into:

Kitchen

9' 4" x 8' 10" (2.85m x 2.68m)

A range of wall, drawer and base units, with work tops over, stainless steel sink and drainer with mixer tap, power points, integral oven with four ring gas hob, extract fan above, tiles splash backs, integral dish washer, radiator, two seater breakfast bar, tiled flooring, uPVC double glazed window to the rear elevation, door leading into:

Utility room

7' 7" x 5' 5" (2.30m x 1.66m)

With a work top, space for washing machine, power points, radiator, small uPVC double glazed window to the rear elevation and uPVC door leading to the rear garden



Bathroom

6' 7" x 5' 9" (2.00m x 1.75m)

With a low flush W.C, wash basin, good sized corner step in shower, with tiled surrounding, wall mounted stainless steel radiator, tiled floor and half tiled walls. uPVC double glazed window to the rear elevation.

Bedroom One

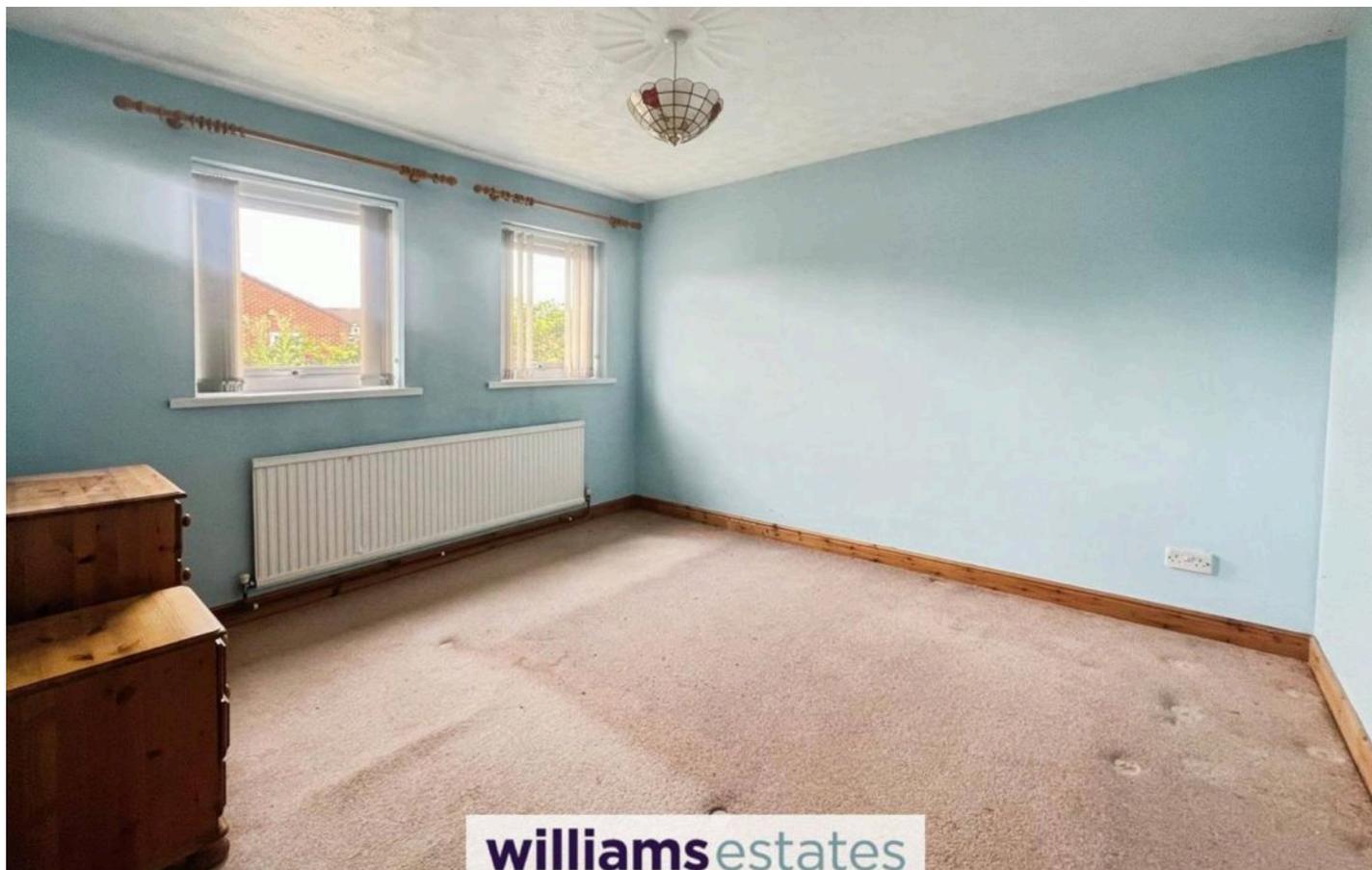
12' 0" x 11' 0" (3.67m x 3.35m)

Good double sized bedroom with single panelled radiator, power points, two uPVC double glazed windows to the front elevation

Bedroom Two

9' 1" x 7' 9" (2.76m x 2.35m)

Good single sized bedroom with radiator, power points, uPVC double glazed window to the rear elevation.



**Outside**

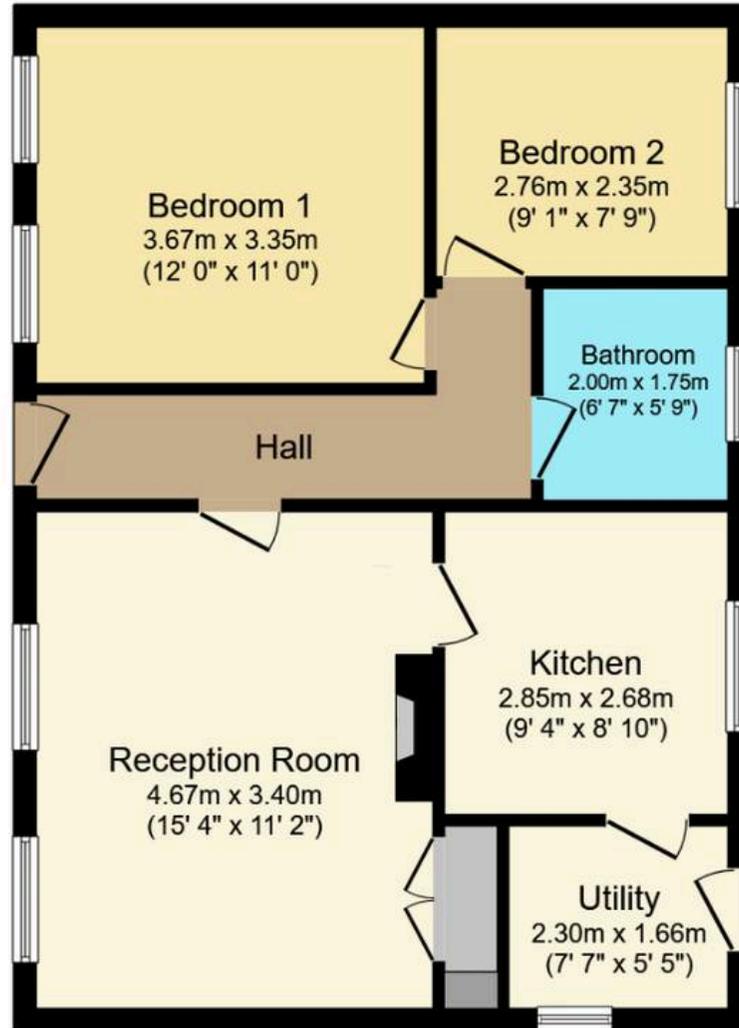
Good sized garden, blocked paved with small stone decoration feature, with rose bush to the side. Access to the garage via wooden door

Garage

Good sized garage, with power points, lighting, double wooden doors from the drive.

DRIVEWAY

2 Parking Spaces



Floor Plan

Floor area 60.2 sq.m. (648 sq.ft.)

Total floor area: 60.2 sq.m. (648 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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