



28 Maes Cantaba, Ruthin – LL15 1YP

Fixed Price **£320,000**

28 Maes Cantaba

Ruthin, Ruthin

Offered For Sale with NO ONWARD CHAIN is a generous corner plot, beautifully presented three bedroom link detached house. This home offers a entrance porch, with a spacious hallway featuring a convenient cloakroom and W.C, a light and airy main lounge, with a versatile day lounge or dining room, a well-appointed kitchen, large conservatory, three bedrooms, and generously sized bathroom. The property boasts a practical side passageway linking the main living areas with the outside and garage, two driveways providing parking for multiple vehicles and to the rear garden is lawned with a patio area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Accommodation

UPVC double glazed door and panelled window to the side leading into

Entrance Porch

A bright and spacious porch with tiled flooring, powerpoints and further double glazed door leading into:

Hallway

Having a radiator, power points, door to downstairs W.C, storage cupboard, doors off and stairs off leading up to the first floor

Reception room

11' 9" x 15' 5" (3.59m x 4.69m)

A good sized room with UPVC double glazed bay window featured fireplace, radiator, PowerPoints door leading into:

Sitting / Dining Room

12' 6" x 11' 6" (3.82m x 3.50m)

A spacious room having a radiator, power points, and patio doors leading into:

Conservatory

17' 2" x 10' 10" (5.22m x 3.30m)

A large bright room with uPVC double glazed windows, tiled flooring, power points, radiator and uPVC double glazed doors opening into the rear garden

Kitchen

9' 5" x 10' 3" (2.86m x 3.12m)

A range of wall draw and base units, worktops above, a range of integrated appliances being fridge, four ring electric hob, extractor fan over, double oven, dishwasher, one and half bowl sink and drainer with mixer tap, power points, radiator, tiled splash back, down lights, tiled flooring, uPVC double glazed door opening to the side elevation and a further door into the conservatory.

Side Passageway

With door from the front elevation, uPVC double glazed door from the kitchen and siding door to the



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Garage





GARDEN

GARAGE

Single Garage

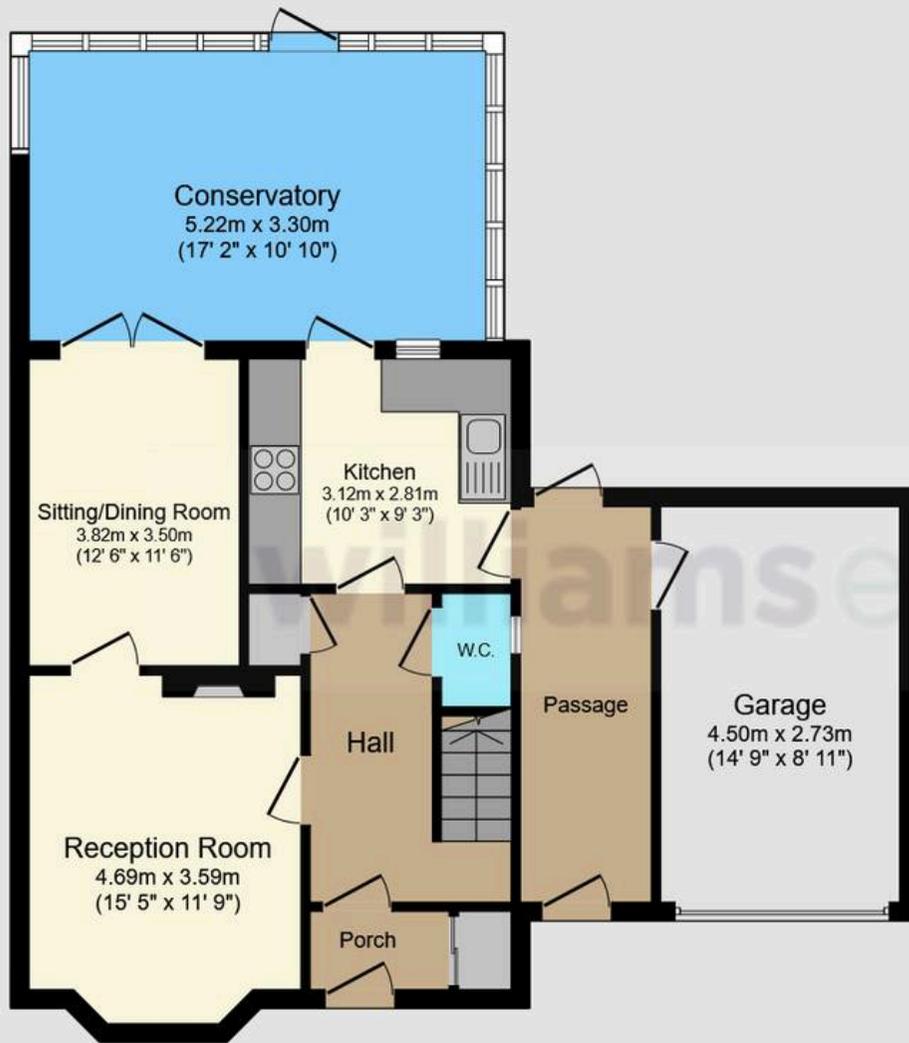
DRIVEWAY

2 Parking Spaces

OFF STREET

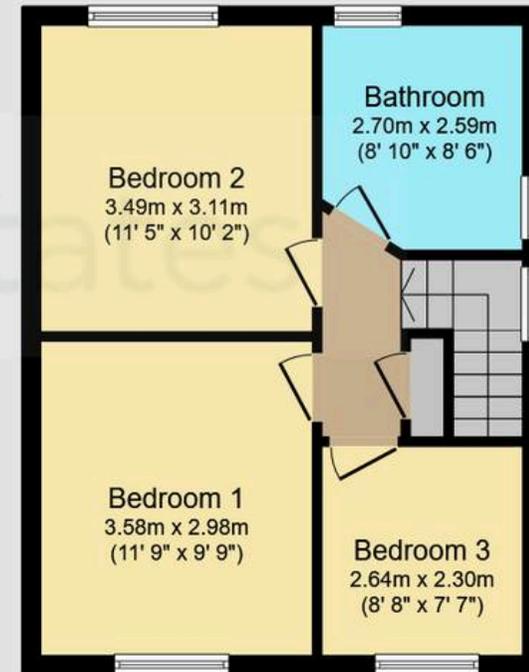
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Ground Floor

Floor area 78.4 sq.m. (844 sq.ft.)



First Floor

Floor area 39.4 sq.m. (424 sq.ft.)

Total floor area: 117.8 sq.m. (1,268 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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