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15 Stryd Yr Wylan, Ruthin – LL15 1QJ

Fixed Price **£237,950**

15 Stryd Yr Wylan

Ruthin, Ruthin

A modern fabulous family home set in a desirable cul-de-sac, located near good schools and local amenities. This well presented and appointed three bedrooms semi-detached property built in 2019 comprises of a lounge with french doors to the rear garden, modern fitted kitchen diner with integrated appliances, downstairs W.C, a family bathroom and three bedrooms and the master having an en-suite, further benefits are private enclosed garden with the current owner has completed drainage works and driveway providing off road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Accommodation

Composite door leading into:

Hallway

11' 0" x 6' 11" (3.35m x 2.11m)

A modern and inviting hallway having a storage cupboard, radiator, wood laminate flooring and doors off.

Reception Room

16' 9" x 9' 11" (5.10m x 3.01m)

A spacious lounge with uPVC double glazed french doors with glazed side panels to the rear garden, wood laminate flooring, radiator, and uPVC double glazed window to the front elevation

Kitchen/Diner

16' 8" x 9' 9" (5.08m x 2.96m)

A well appointed modern kitchen having a range of high gloss oyster coloured wall draw and base units with worktops over, four ring gas hob with stainless steel hood above, integrated single electric oven, built-in microwave, slimline dishwasher, integrated washer dryer, stainless steel sink and drainer with stainless steel mixers taps, A cupboard housing the logic boiler fitted in 2021, void for an american fridge freezer and dining table. Two uPVC double glazed windows to the side elevation and a third to the front elevation, with a small radiator and tiled flooring.

Downstairs W.C

6' 0" x 3' 5" (1.83m x 1.05m)

With low flush W.C, pedestal wash basin, radiator, part tiled walls and wood effect flooring.

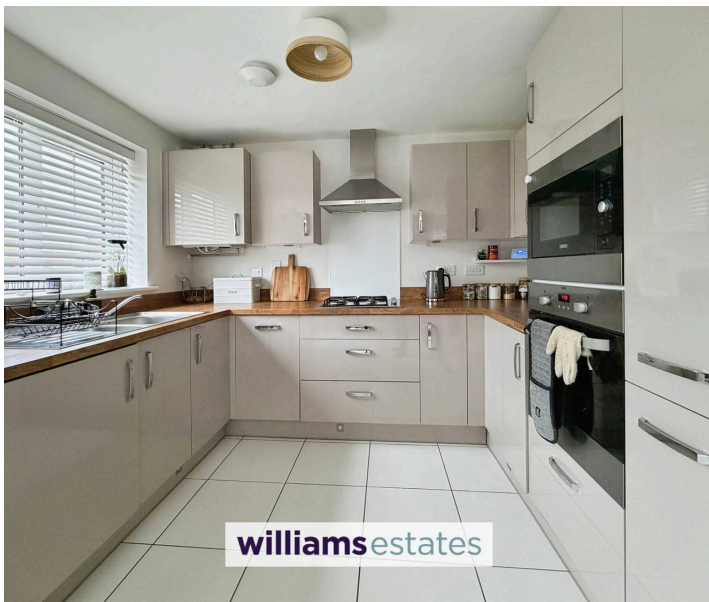
Landing

Open landing with access to loft via pull down ladder, which is 3/4 boarded and has sensor lightening. Doors off.

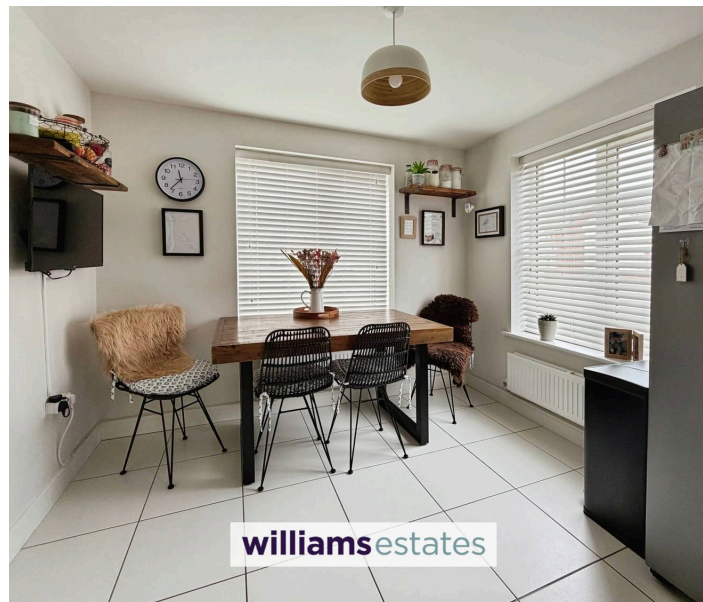
Master Bedroom

10' 1" x 12' 7" (3.08m x 3.84m)

A bright and airy dual aspect double bedroom with wood laminate flooring, radiator, a large UPVC double glazed window to the front elevation, and a small



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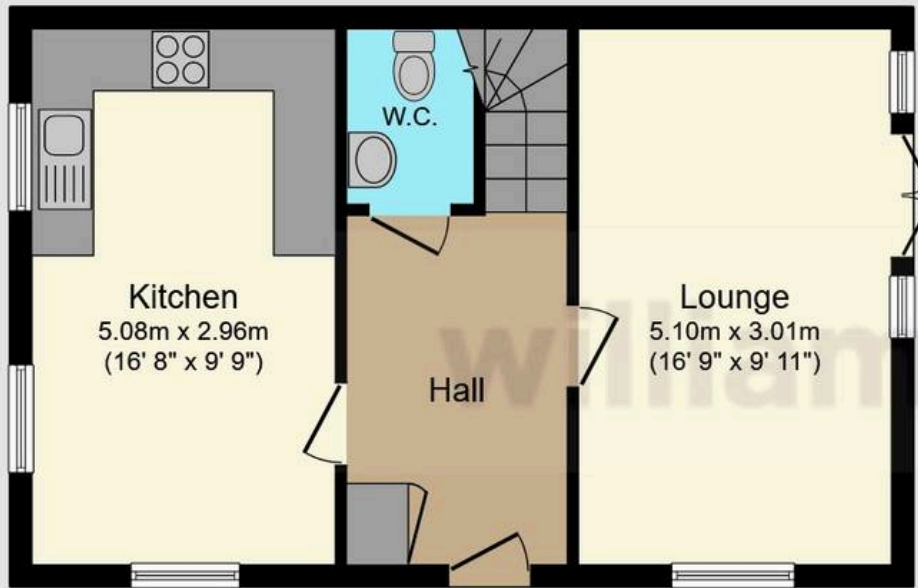
GARDEN

OFF STREET

2 Parking Spaces

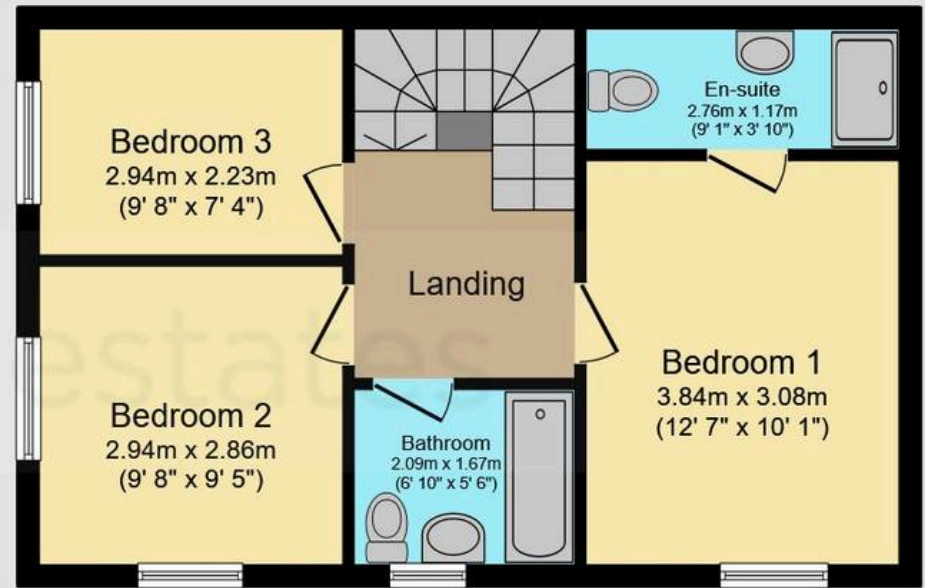
ON STREET

3 Parking Spaces



Ground Floor

Floor area 40.2 sq.m. (433 sq.ft.)

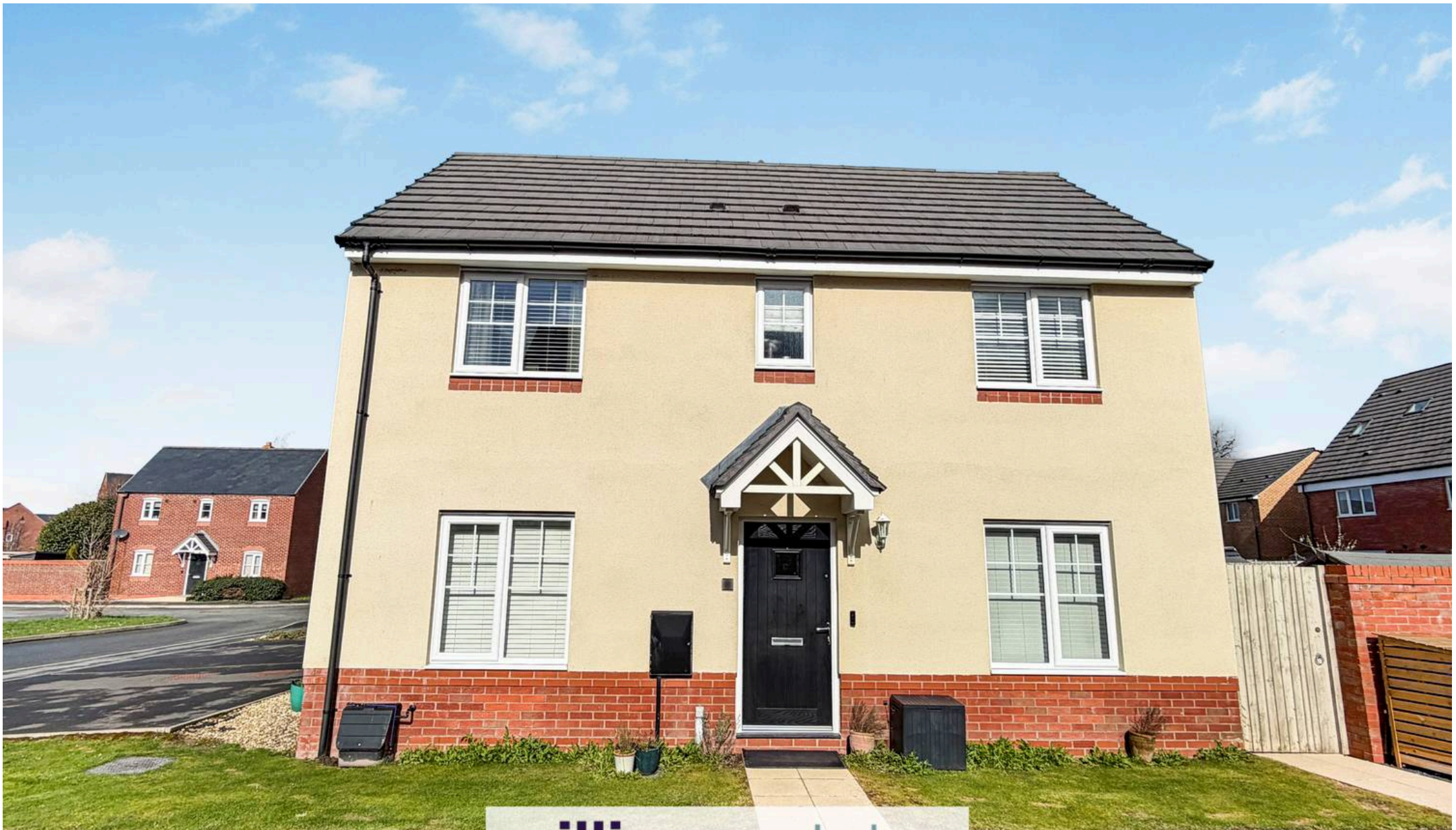


First Floor

Floor area 40.2 sq.m. (433 sq.ft.)

Total floor area: 80.4 sq.m. (8.66 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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