



## 00 Stryd Y Barcud, Ruthin, LL15 1QD Offers in excess of £220,000

Goodmove are delighted to present this four bedroom semi detached house to the market.

Accommodation is bright and spacious throughout and briefly comprises a welcoming entrance hallway, downstairs WC and beautiful dining kitchen with patio doors leading onto the rear garden. Stairs then lead to the first floor which offers a lounge, bedroom and a bathroom. To the second floor, there are three bedrooms with the master having an ensuite. Outside, there is a pleasant paved garden and driveway leading to an integral garage.

The historic market town of Ruthin is just a short walk away from the property and provides a wide range of shopping facilities and excellent primary and secondary schools. The historic market town of Mold is approx 11 miles away, and the main A525 road is close by providing access to Wrexham, Chester and beyond, and of course the beautiful North Wales coast.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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