

Cavendish

# Melbury Stanley Road, Ruthin

£400,000



# Melbury Stanley Road

## Ruthin

A traditional style 3-bedroom detached house which has been extended and re-modelled but would lend itself to some refurbishment and further extension as needed, set with mature gardens to this really popular residential street so convenient for the town centre.
Council Tax band: F

Tenure: Freehold

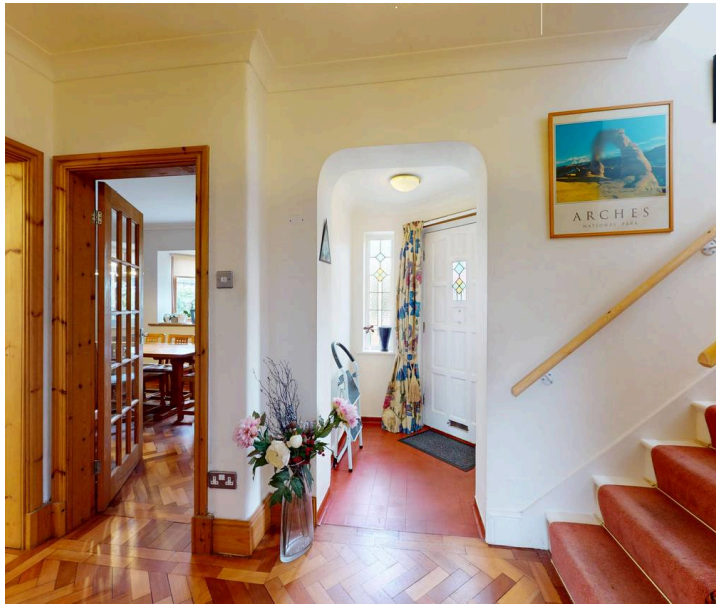
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Traditional style 3 bedroom detached house with conservatory
- Established residential area close to town
- Entrance hall with cloakroom
- Lounge with modern conservatory
- Dining room, re-modelled kitchen/breakfast room
- First floor landing, Bedroom 1 with en-suite
- 2 further bedrooms & modern bathroom
- Wide drive with ample parking
- Enclosed & private lawned garden to rear with secluded patio






ARCHES







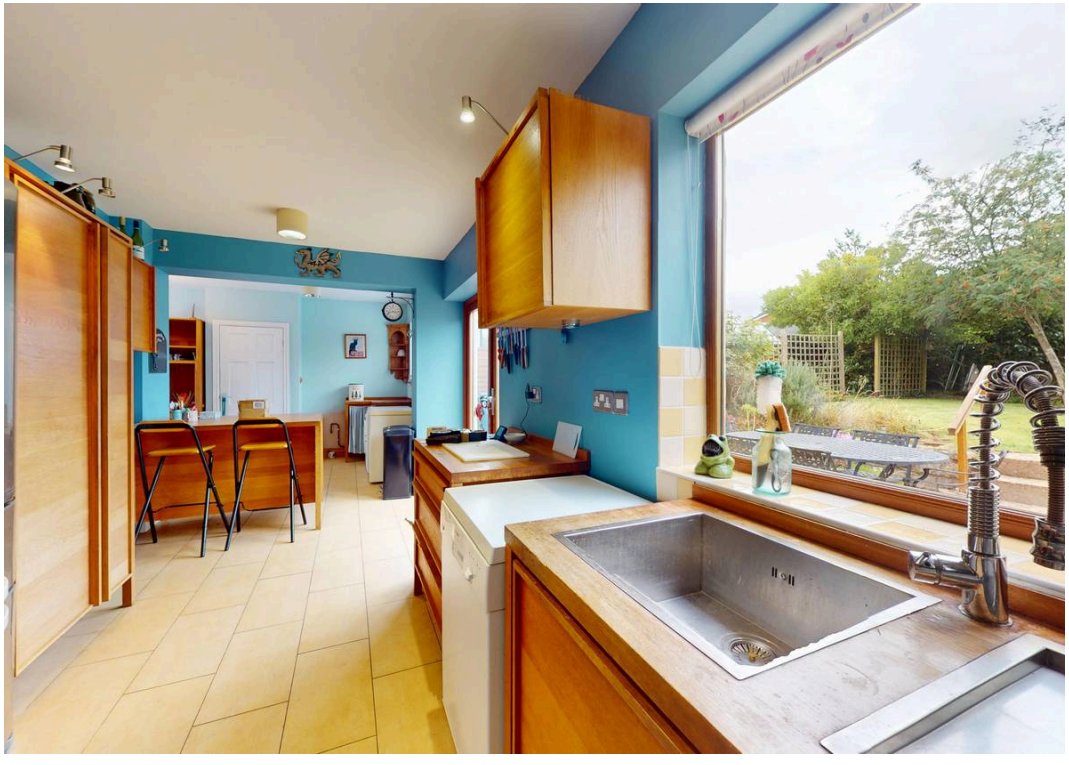
**OFF STREET**

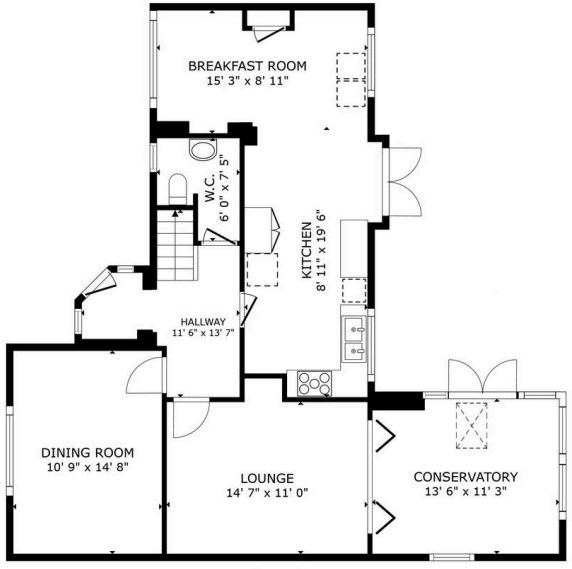
4 Parking Spaces












FLOOR 1




FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 941 sq.ft. FLOOR 2 582 sq.ft.
TOTAL : 1,523 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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