

**Flat 2, Derwen Deg Ruthin Road,
Denbigh, Denbighshire, LL16 3HA**

£130,000



EPC - D57 Council Tax Band - B Tenure - Leasehold

Ruthin Road, Denbigh

2 Bedrooms - House - Terraced

No Onward Chain! - This well-presented two-bedroom flat offers comfortable living across two floors, ideal for first-time buyers or those looking to downsize.

The ground floor features a welcoming entrance hall and a bright, airy lounge. Upstairs, the property comprises a kitchen/breakfast room, two bedrooms, and bathroom.

Located in a sought-after residential area, the flat benefits from a shared driveway, allocated parking, and a private front garden. Viewing is recommended. EPC Rating D57.



Accommodation

Hardwood door leads into:

Entrance Porch

With windows around and tiled flooring, leads into:

Hallway

A characterful hallway with radiator, power points, tiled flooring and stairs off to further accommodation.

Lounge

18'10" x 13'4" (5.74m x 4.06m)

A spacious lounge with characterful high ceilings and coving, feature stone built fireplace, radiator, power points and bay window to the front.

Landing

20'3" x 5'10" (6.17m x 1.78m)

With radiator, loft access hatch and accommodation off.

Kitchen/Breakfast Room

12'11" x 9'7" (3.94m x 2.92m)

Offering a range of wall, drawer and base units with work surfaces over, sink with mixer tap, space for fridge freezer, void for cooker, pantry/storage cupboard, plumbing for washing machine, gas central heating boiler, radiator, power points and double glazed window to the side.

Bedroom One

14'11" x 11'2" (4.55m x 3.40m)

A spacious bedroom with feature fireplace, radiator, power points and double glazed sash window to the front.

Bedroom Two

15'6" x 7'10" (4.72m x 2.39m)

With fitted wardrobes, pedestal wash basin, radiator, power points and double glazed sash window to the front.



Bathroom

6'4" x 5'10" (1.93m x 1.78m)

A white suite with low flush W.C, pedestal basin, panelled bath with shower over, part tiled walls and extractor fan.

Outside

The front garden is mainly laid to lawn with a variety of shrubs.

Directions

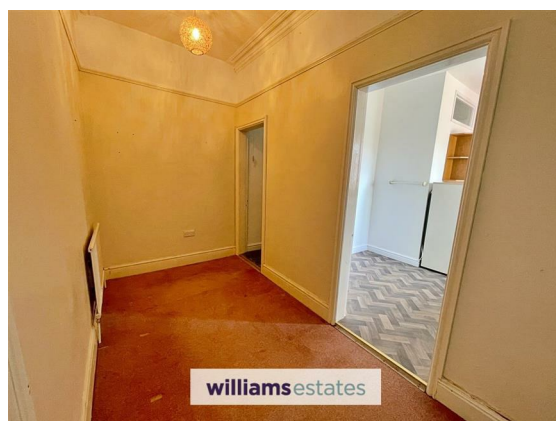
Proceed from our Denbigh office, LL16 3AA.

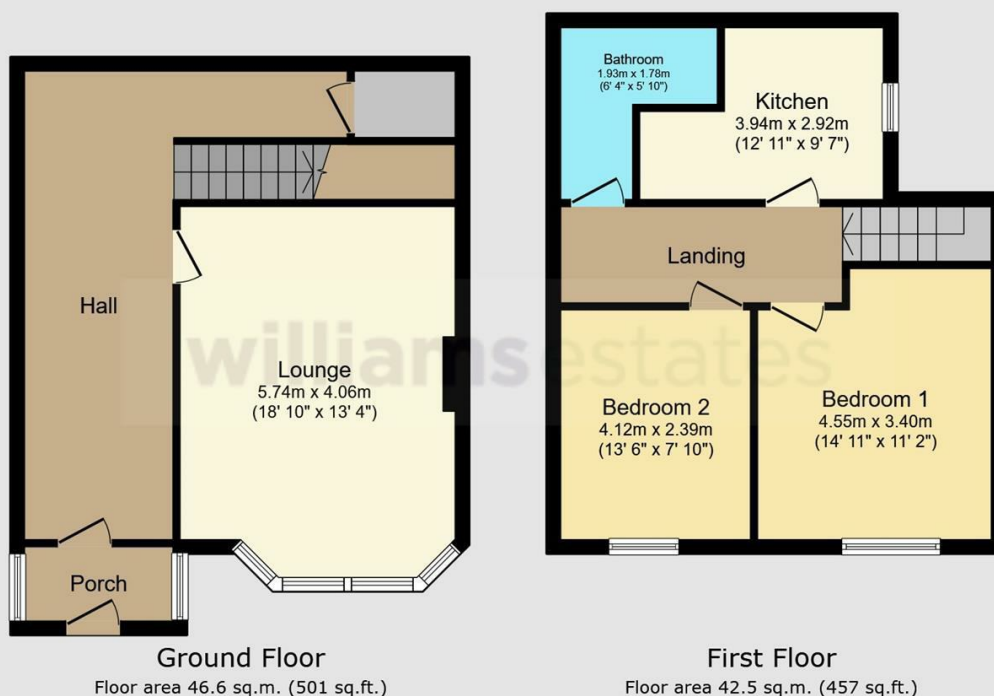
Head southeast on Crown Lane towards Hall Square / A543

Turn left onto Hall Square / A543 and continue on A543 for 0.4 miles

Turn right onto Ruthin Road / A543

The property will be on your right hand side.





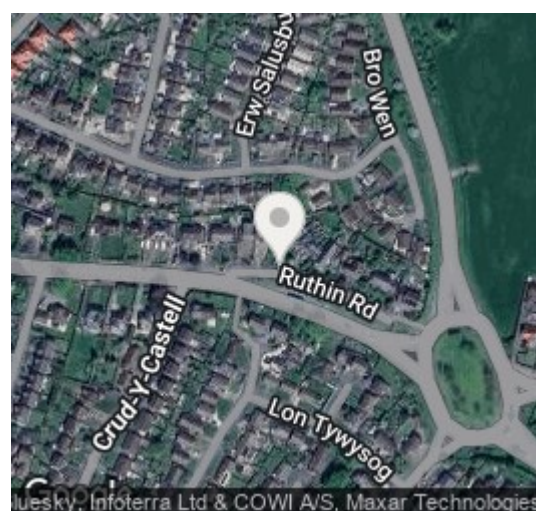
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	82
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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