



williams estates

55 Maes Hafod, Ruthin – LL15 1LR
£175,000 | Tenure - Freehold | EPC Rating - TBC | Council Tax - C

55 Maes Hafod

Ruthin, Ruthin

NO ONWARD CHAIN

Introducing this beautifully presented two bedroom terraced house, thoughtfully designed for modern living and everyday comfort. As soon as you step inside the property there is a welcoming entrance hallway, leading into a stunning kitchen and dining area, with sleek modern units, integrated appliances, and patio doors into the conservatory. Upstairs, two well proportioned bedrooms each having ample storage and a spacious modern shower room. Externally the property offers an low maintenance garden with a well maintained patio area and off road parking.

Council Tax band: C

Tenure: Freehold





Accommodation

Double glazed double doors into the **Entrance Hall**

With Worcester central heating boiler, gas meter and tiled flooring

Reception Hall

With radiator and stairs off.

Living Room

With double radiator, focal point fire, uPVC double glazed window to the front elevation.

Kitchen

Modern kitchen with a grey high gloss finish wall drawer, and base units, matt worktops, void for inbuilt washing machine and dryer, inbuilt dishwasher, inbuilt fridge and freezer, Zanussi oven and induction hob, splash back, double radiator, space for a dining table, tiled floor and double glazed window to the rear. Double glazed sliding doors leading into the

Conservatory

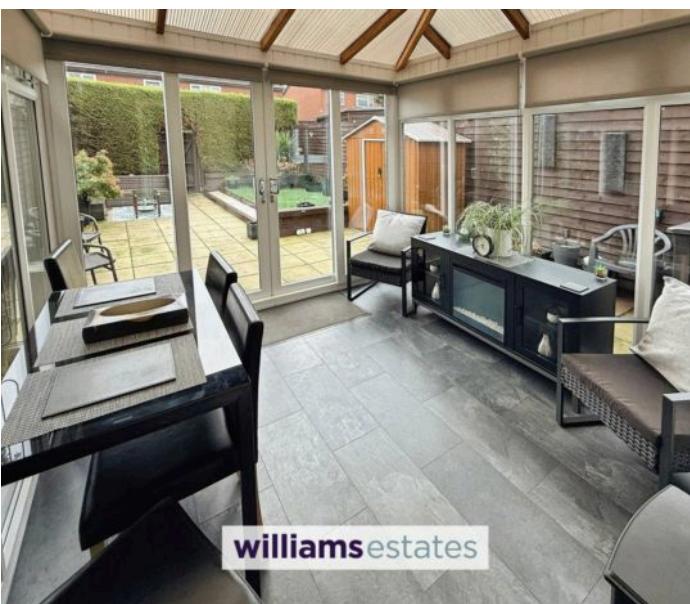
uPVC double glazed with sliding doors leading onto the garden

Outside

To the front elevation offering a gravelled area for parking. The rear garden is mainly paved for ease of maintenance, area with artificial grass and enclosed for privacy and pedestrian gate.

Stairs From Entrance Hall to Landing

With large linen cupboard and hinged loft access hatch.



Bedroom One

With two uPVC windows to the front, double radiator and large walk in wardrobe.

Bedroom Two

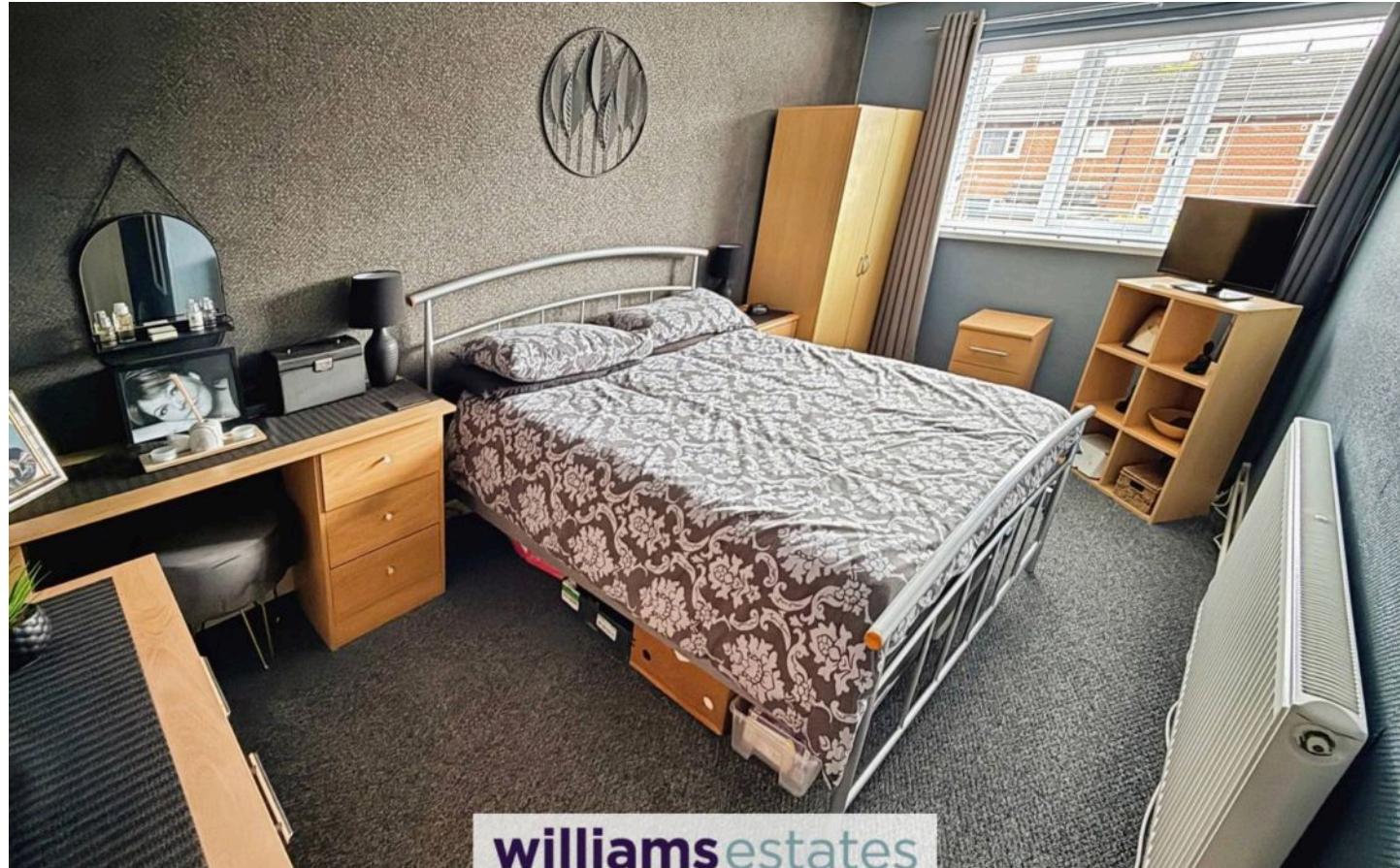
With radiator and uPVC window to the rear.

Modern Shower Room

With LED lighting, low flush W.C wash basin within fitted furniture, shower enclosure with black shower tray and privacy screen and rainfall shower, matt effect wall panelling and uPVC window to the rear.

Directions

Proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and then immediately left onto Denbigh Road. Continue on this road and take the last left turning onto Maes Hafod and Llawr Y Dyffryn. Continue along this road and take the fourth left hand turn, and the property will be found on your left by way of a For Sale sign.





GARDEN

DRIVEWAY

1 Parking Space

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Ground Floor
Floor area 49.5 sq.m. (533 sq.ft.)



First Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 87.5 sq.m. (942 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



Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

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