



**williams** estates

**Bron Afon Denbigh Road, Ruthin – LL15 1PE**

Offers in Region of **£290,000**

## Bron Afon Denbigh Road

Ruthin, Ruthin

NO ONWARD CHAIN a detached family home situated within walking distance of schools and amenities.

The property comprises entrance hall, living room, dining room, kitchen, utility and ground floor shower room to the ground floor with two bedrooms and bathroom to the first floor.

Benefits include gas central heating, uPVC double glazing, a large driveway area providing off road parking for multiple vehicles and a large rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





#### Accommodation

uPVC double glazed front door opens into **Entrance Hall**

Built in storage cupboard, radiator, stairs rising off to first floor and doors lead off to all ground floor accommodation

#### Living Room

Dimensions: 4.399 x 3.664 (14'5" x 12'0"). Feature fire place, radiator, uPVC double glazed window to the front elevation

#### Kitchen

Dimensions: 3.881 x 3.251 (12'8" x 10'7"). Fitted with a range of base and wall units with complimentary work surfaces, 1 1/2 bowl stainless steel sink with drainer and mixer tap, tiled splashbacks, space and provision for dishwasher, built in single electric oven with four ring ceramic hob and extractor over, room for small table, radiator, uPVC double glazed windows to the rear overlooking the garden and side, door opens into

#### Utility

Dimensions: 3.957 x 2.151 (12'11" x 7'0"). Fitted with base units and work surfaces over, void and provision for washing machine, wall mounted gas boiler, uPVC double glazed window and door to the side elevation

#### Ground Floor Bedroom Three

Dimensions: 3.915 into bay x 3.510 (12'10" into bay x 11'6"). Radiator, uPVC double glazed bay window to the front elevation

#### Dining Room/Bedroom Four

Dimensions: 3.5 x 3.28 (11'5" x 10'9"). Radiator, uPVC double glazed window to the rear elevation overlooking the garden



### **Ground Floor Shower Room**

Dimensions: 2.21 x 1.54 (7'3" x 5'0"). Fitted with a corner shower enclosure with glass screens and electric shower, wash hand basin and W.C. within vanity unit, heated towel radiator, fully tiled walls, uPVC obscure double glazed window to the rear elevation

### **Turned Stairs**

uPVC double glazed window, leading to

### **Landing**

Radiator, Velux roof window, doors lead off to

### **Bedroom One**

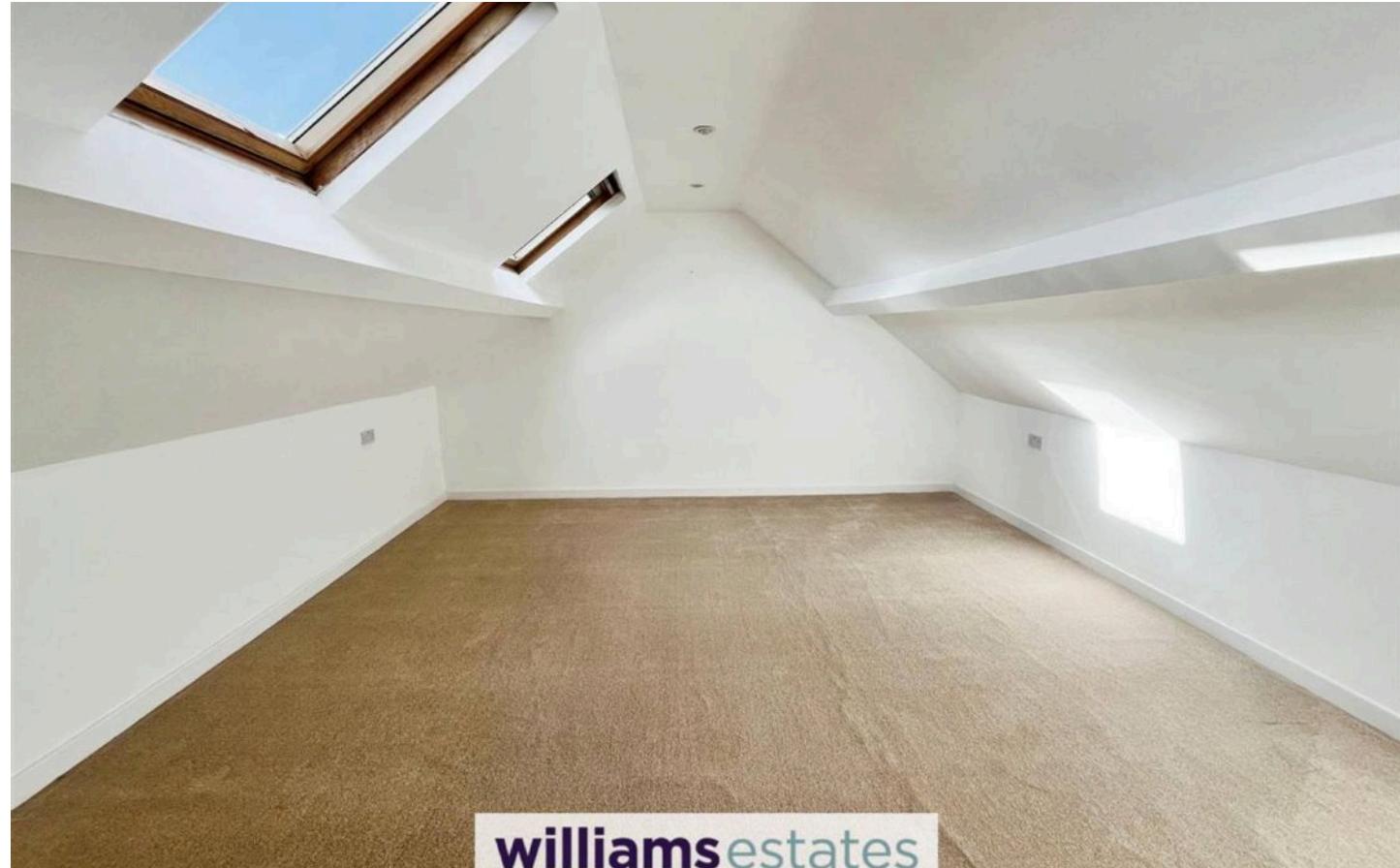
Dimensions: 5.144 x 4.622 (16'10" x 15'1"). Restricted height, two Velux roof windows, radiator

### **Bedroom Two**

Dimensions: 2.535 max x 4.535 (8'3" max x 14'10"). Restricted height, Velux roof window, radiator

### **Bathroom**

Dimensions: 4.535 x 2.655 (14'10" x 8'8"). Restricted height, fitted with a white suite comprising bath with tiled splashback, wash basin and W.C. set in a vanity unit, Velux roof window and window between bathroom and landing, radiator





#### Outside

To the front there is a large block paved driveway providing ample off road parking for multiple vehicles, a timber gate leads via a path to the side to the rear garden which is mainly laid to lawn with timber built storage shed

#### Directions

From the Ruthin office, proceed down Clwyd Street and turn right at the junction onto Mwrog Street keeping left on to Borthyn, continue a short distance and the property can be found on the left hand side just after Morrisons

#### DRIVEWAY

3 Parking Spaces



## Williams Estates Ruthin Office

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