



50 Erw Goch, Ruthin – LL15 1RS

Offers in Region of **£279,950**

50 Erw Goch

Ruthin, Ruthin

Offered For Sale with NO ONWARD CHAIN a detached family home situated in an established and sought after residential area of Ruthin. The property comprises entrance porch, a bright and spacious living room, dining room, kitchen, utility room, cloakroom, four bedrooms and a bathroom, uPVC double glazing throughout and benefits from gas central heating, a garage and front, side and rear gardens with a drive providing ample parking up to two vehicles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Accommodation

uPVC door leading to

Entrance Porch

Door leading to cloakroom and living room.

W.C

With low flush W.C and wash basin

Living Room

Dimensions: 5.204 x 3.466 (17'0" x 11'4"). Bright and spacious, featuring a staircase ascending to the first floor, a uPVC double glazed window overlooking the front elevation. Additionally, there is a gas fire and a double radiator.

Dining Room

Dimensions: 2.875 x 2.581 (9'5" x 8'5"). A double radiator, uPVC double glazed window overlooking the rear elevation while a door provides access to the kitchen.

Kitchen

Dimensions: 3.325 x 2.594 (10'10" x 8'6"). The flooring is tiled, complemented by laminate worktops and coordinated wall and base units. Void for cooker, a stainless steel drainer sink, uPVC double glazed window offers a view of the rear, with ample room for a tall standing fridge, door leading to:

Utility Room

Dimensions: 1.989 x 1.358 (6'6" x 4'5"). The tiled flooring seamlessly extends from the kitchen, featuring designated areas for both a tumble dryer and a washing machine. Integrated storage cupboards, laminate countertop, and the gas boiler is located within this space. Additionally, a uPVC door provides access to the rear of the property.



Bedroom One

Dimensions: 4.266 x 2.791 (13'11" x 9'1"). This room boasts a built-in storage cupboard, along with two fitted wardrobe units and a dresser. A single radiator, while a uPVC double glazed window offers fantastic views of the front elevation.

Bedroom Two

Dimensions: 3.530 x 2.465 (11'6" x 8'1"). Built in storage cupboard, single radiator, uPVC double glazed window overlooking the front elevation.

Bedroom Three

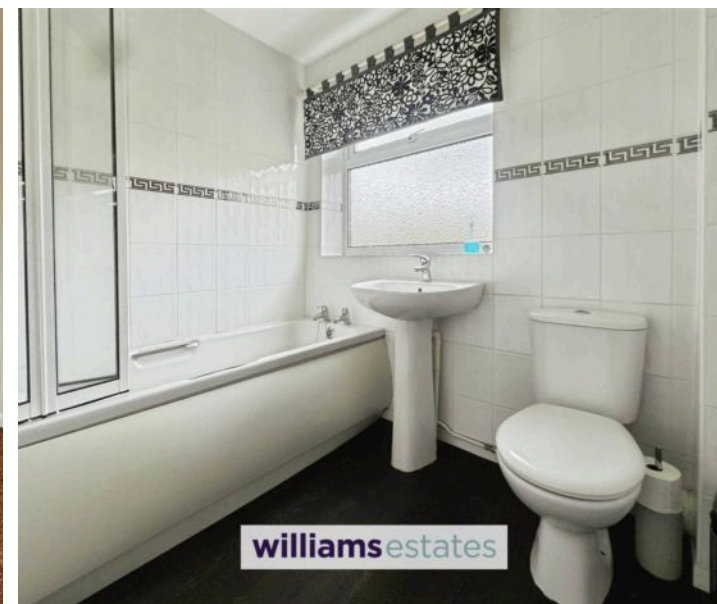
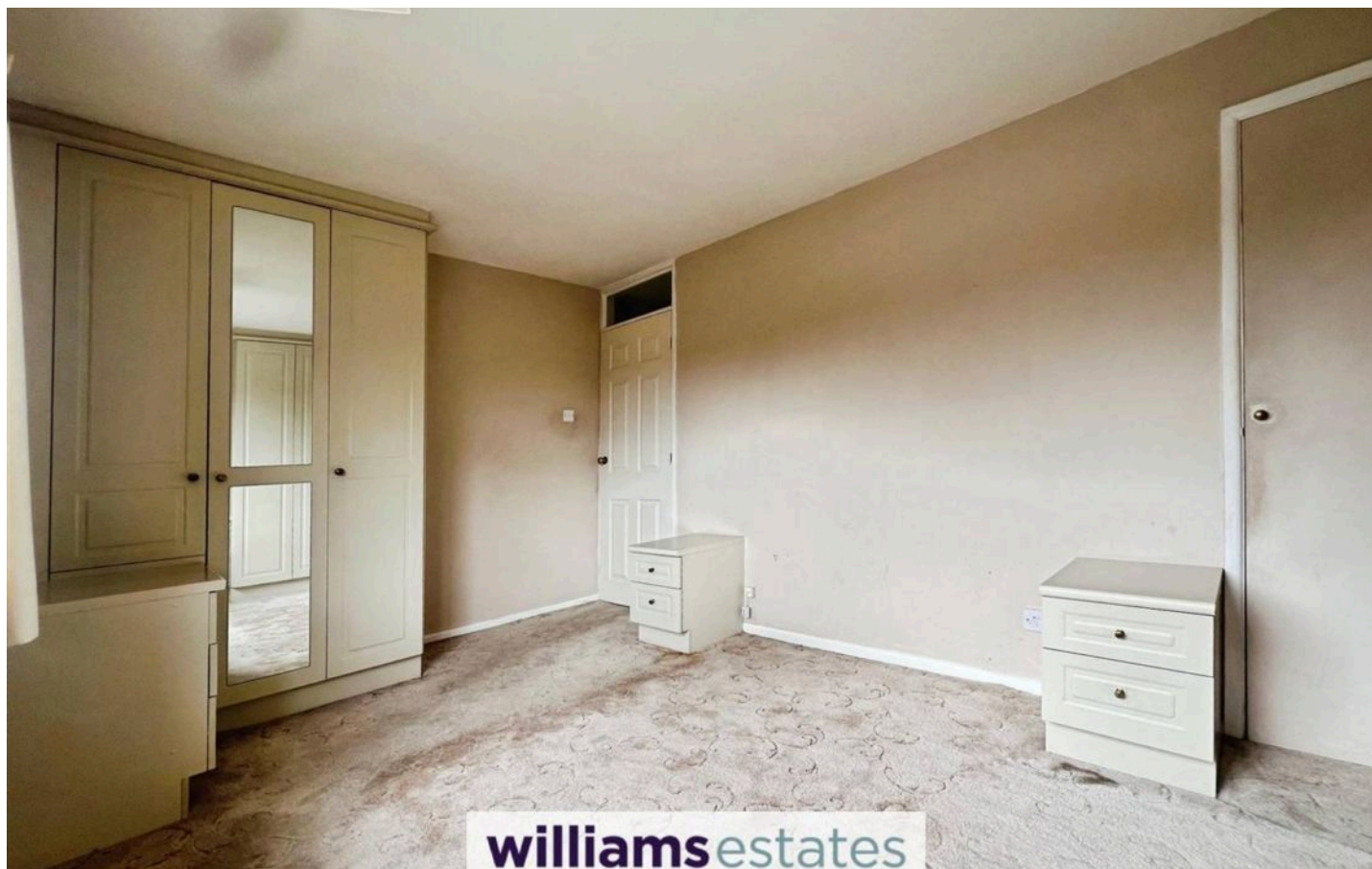
Dimensions: 2.846 x 2.561 (9'4" x 8'4"). A single radiator and a uPVC double glazed window providing a view of the rear garden.

Bedroom Four

Dimensions: 2.595 x 2.524 (8'6" x 8'3"). A uPVC double glazed window to the rear garden, single radiator.

Bathroom

Dimensions: 2.211 x 1.662 (7'3" x 5'5"). The bathroom features a panelled bath, a pedestal wash basin, and W.C., fully tiled. A chrome towel rail and a uPVC obscure window on the rear elevation.



**Outside**

A paved pathway alongside the property guides you to a large rear garden, where you'll find a patio area and steps ascending to the second tier, predominantly covered in lush lawn. The rear garden is bound by timber fencing, with mature shrubs surrounding the borders. To the front elevation, off road parking is provided up to two vehicles and a single garage.

Directions

From our Ruthin Branch, continue to the bottom of Well Street, take a right at the junction, continue for around 280 yards and take the left turning onto Erw Goch, continue half way up the hill and the property will be found on the left hand side by way of our For Sale sign

GARAGE

Single Garage

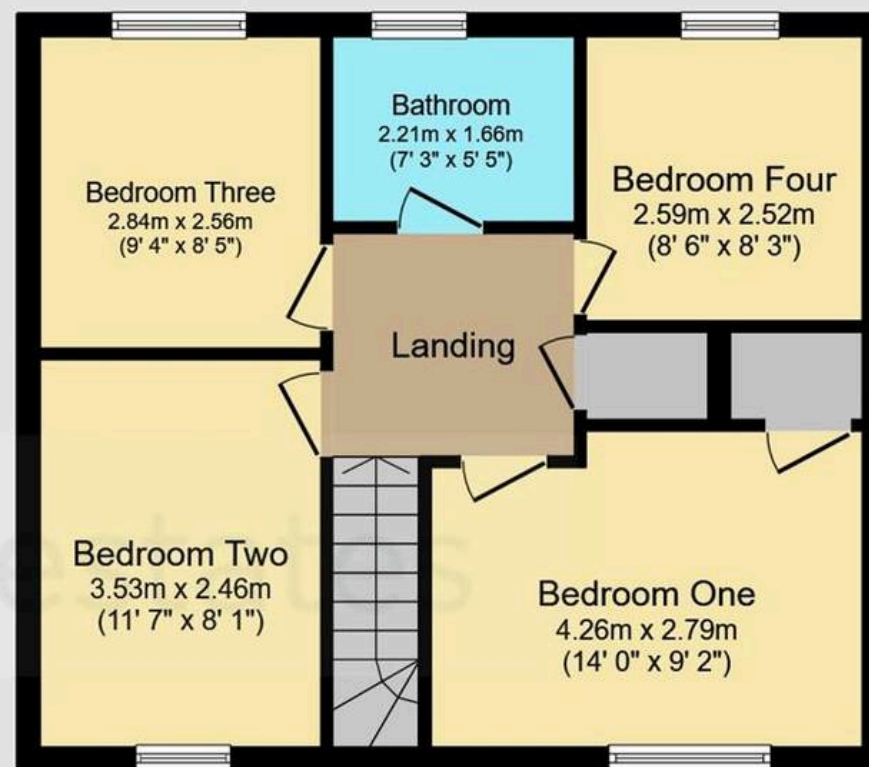
OFF STREET

2 Parking Spaces



Ground Floor

Floor area 58.2 sq.m. (627 sq.ft.)



First Floor

Floor area 48.5 sq.m. (522 sq.ft.)

Total floor area: 106.7 sq.m. (1,149 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

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