



3 Maes Ffynnon, Ruthin – LL15 1LX
£125,000

3 Maes Ffynnon

Ruthin, Ruthin

Maes Ffynnon presents a delightful apartment which has recently been renovated to a high standard that is perfect for those seeking a comfortable and convenient living space, offering a blend of modern amenities and classic charm, making it an ideal choice for first-time buyers or those looking to downsize.

The apartment features a well-proportioned reception room, providing a welcoming area for relaxation. The bedroom is good sized room and has been thoughtfully designed. The kitchen and bathroom are luxury rooms which have recently been renovated throughout providing modern living.

Situated in a desirable location, residents will benefit from the picturesque surroundings of Ruthin, known for its rich history and stunning landscapes. The town boasts a variety of local shops, cafes, and amenities, ensuring that everything you need is within easy reach.

Whether you are looking to invest or find your next home, the property is certainly worth viewing.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Accommodation

Composite and double glazed front door leading into:

Reception room

Dimensions: 4.933 x 3.590 (16'2" x 11'9"). An attractive large bright and airy room having chimney opening with flu suitable for log burner, engineer oak flooring, PowerPoints, vertical column panelled radiator, uPVC double glazed window to the front elevation, storage cupboards and door leading into a further storage cupboard with built in storage units.

Kitchen

Dimensions: 1.8.50 x 3.633 (5'10".164'0" x 11'11").

Completely refurbished with tiled flooring, wall draw and base units quartz work tops above, one and half sink drainer with pull out mixer tap, four ring induction hob with exactor fan above, integrated oven and microwave, void for under counter powerpoints uPVC double glazed window to the rear election. Further storage cupboard with plumbing for washer machine and homing the boiler.



Shower Room

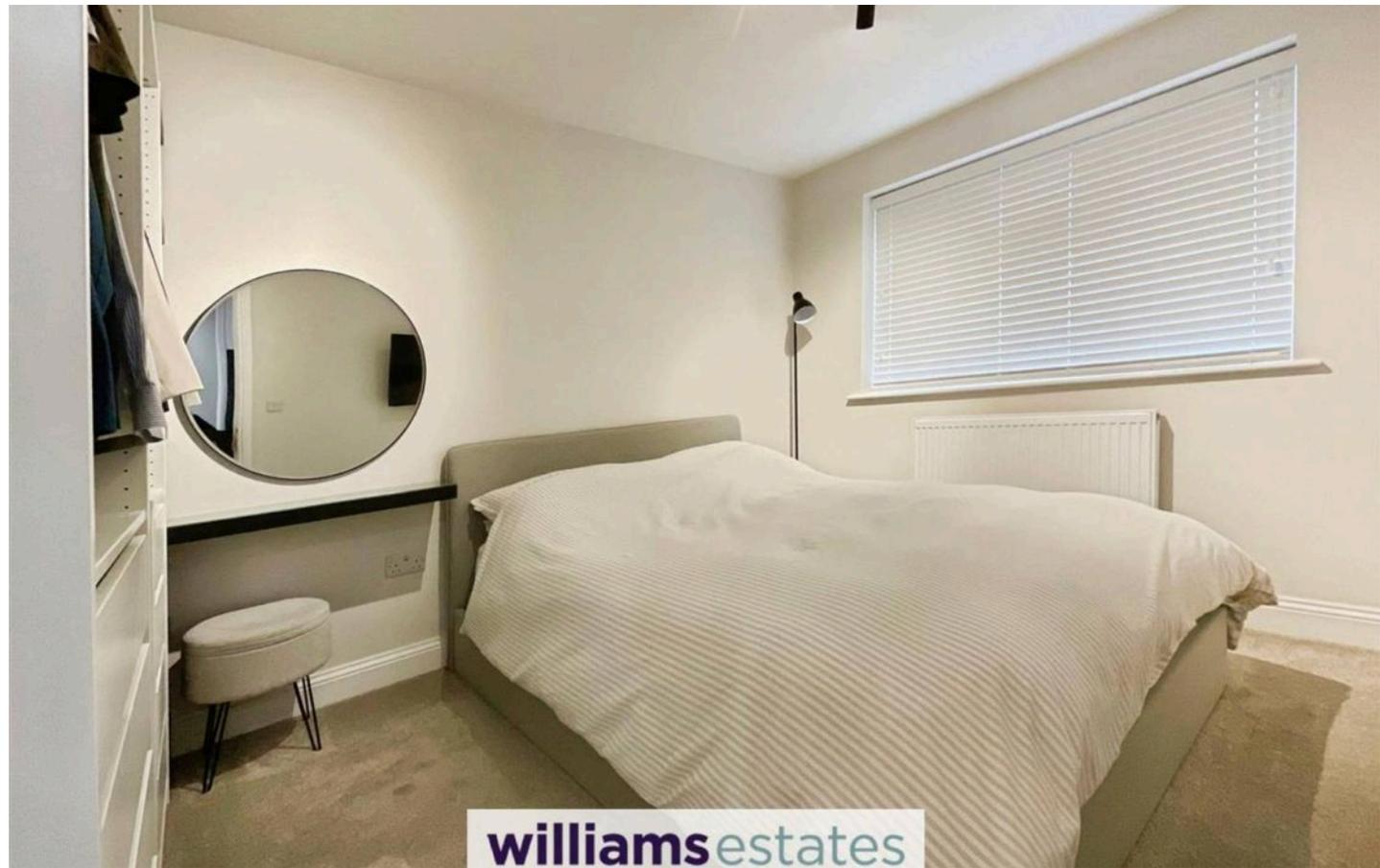
A well appointed shower room having low flush W.C, white vanity unit and wash basin, walk in shower with rainfall shower head above, wall mounted radiator, uPVC double glazed window to the rear elevation, floor to ceiling tiles and storage cupboards.

Outside

Good sized rear courtyard, with blocked pavement and long driveway providing ample parking.

Directions

From our Ruthin office at the roundabout take the 2nd exit onto Clwyd Street, continue for 0.3 miles, bear left on to Mwrog Street, then turn left on Maes Ffynnon and the property is located on your left.





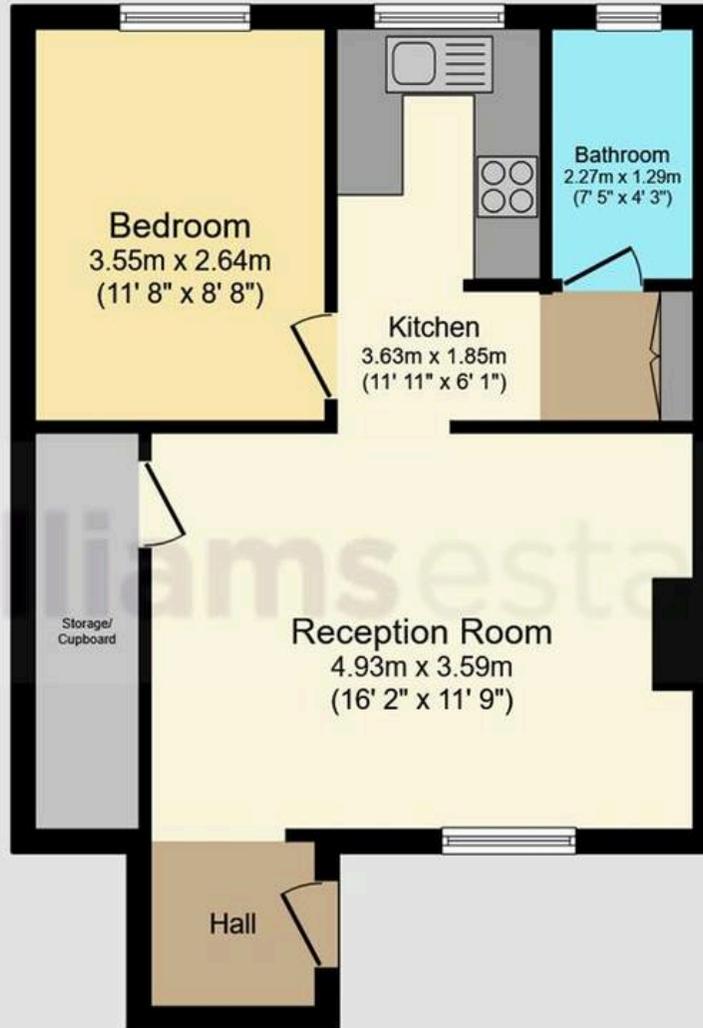
GARDEN

DRIVEWAY

2 Parking Spaces

ON STREET

1 Parking Space



Floor Plan

Floor area 45.7 sq.m. (492 sq.ft.)

Total floor area: 45.7 sq.m. (492 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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