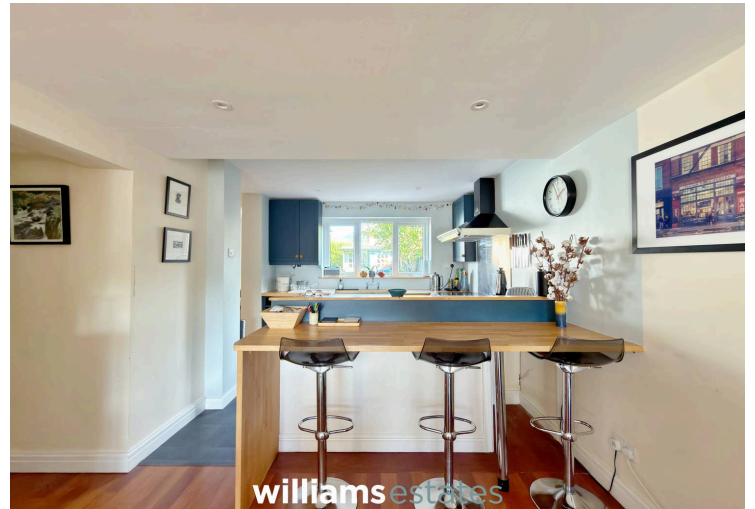




Arden Wern Ganol, Ruthin, LL15 1ET – £350,000

Tenure: Freehold | EPC: E53 | Council Tax: E

An excellent opportunity to acquire a spacious four-bedroom semi-detached residence, situated in a peaceful residential location on Wern Ganol, Ruthin. Ideally positioned within walking distance of the town centre. The property offers versatile accommodation throughout, comprising off-road parking for multiple vehicles, an electric vehicle charging point, entrance porch, entrance hallway, two reception rooms, an open-plan kitchen/diner, downstairs cloakroom, four bedrooms, a useful attic room and a family bathroom. Externally, the property benefits from a spacious rear garden, providing ample outdoor space for relaxation and entertaining, together with a useful timber shed and summer house. Offering generous living accommodation, practical features and a convenient location close to the amenities of Ruthin, this property would make an excellent family home.



Total: 183 m²

Ground Floor: 91 M², 1st Floor: 64 M², 2nd Floor: 28 m²
 Excluded Areas: Fireplace: 1 M², Open To Below: 0 M², Walls: 16 m²



Intended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Personally Before Completion.

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