



70 Parc Y Dre Road, Ruthin – LL15 1PG

Offers in Region of **£215,000**

70 Parc Y Dre Road

Ruthin, Ruthin

A traditional three bedroomed semi detached house with a good sized rear garden and ample parking, set on the corner plot. The property is within easy access of all local schools and the town centre amenities and offers living room with dining area, a snug/office with a log burner, fitted kitchen, three bedrooms and a family bathroom. Added benefits of UPVC double glazing to all windows and central heating. Viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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Accommodation

uPVC double glazed door leading into

Entrance Hall

Having quarried tiles, PowerPoints, radiator, stair case rising and doors off:

Reception Room / Office

12' 10" x 10' 2" (3.91m x 3.09m)

A good sized room with log burner, slate hearth wooden beam above, radiator, power points, wood effect flooring and uPVC double glazed bay window to the side elevation.

Reception/ Dining room

12' 10" x 12' 10" (3.92m x 3.90m)

With log burner, slate hearth, wooden beam above, wood effect flooring, uPVC double glazed window to the rear elevation, PowerPoints, radiator and door leading into:

Kitchen

17' 0" x 6' 3" (5.17m x 1.91m)

Having a range of wall, draw and base units with wood effect work surfaces over, oven and four ring gas hob, stainless extractor fan above, void and plumbing for washer machine and dishwasher, space for freestanding fridge freezer, sink and drainer with mixer tap over, tiled splash back, uPVC double glazed window to the rear elevation with views to moel famau, uPVC double glazed window to the front elevation, tiled flooring, radiator, power points and uPVC double glazed door to the rear garden.

Landing

Stairs rising from the entrance hall, large uPVC double glazed window to the front elevation, built in storage cupboard, loft access and doors off:



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Bathroom

6' 10" x 5' 10" (2.08m x 1.78m)

Having a three piece white suite comprising of low flush W.C, pedestal wash basin, panelled bath with glass shower screen and electric shower over, tiled splash back, radiator, and uPVC double glazed window to the rear elevation.

Bedroom One

12' 11" x 8' 2" (3.93m x 2.50m)

A good sized double bedroom with radiator, PowerPoints, built in storage cupboard and uPVC double glazed window to the rear elevation.

Bedroom Two

12' 10" x 8' 2" (3.92m x 2.50m)

Another good sized double bedroom with built in storage cupboard, radiator, power points and uPVC double glazed window to the side elevation.

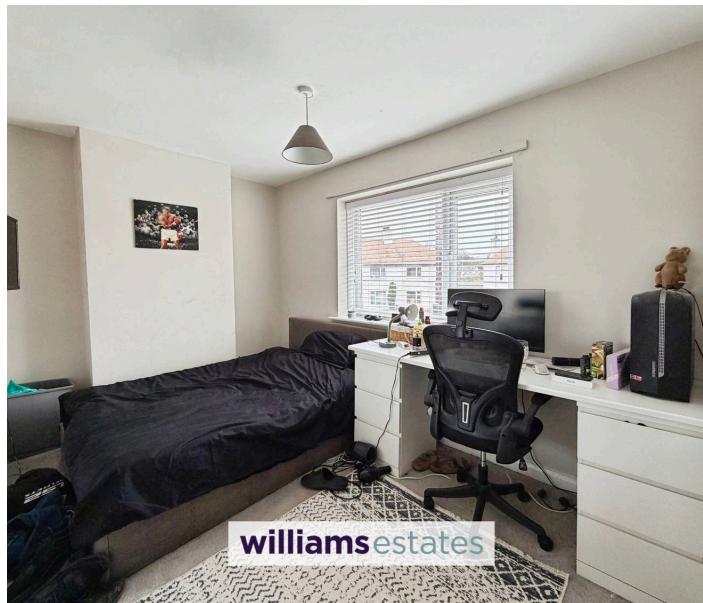
Bedroom Three

10' 9" x 4' 11" (3.27m x 1.49m)

A bright and airy room with two uPVC double glazed windows one to the front elevation and one to the side elevation, power points and radiator

Outside

To the front of the property is paved area with a laid to lawn area, a secured gate which leads to the rear garden which has a patio area and storage for logs, then a further laid to lawn area, two storage sheds and fencing surrounding.





Directions

From our Ruthin office, at the roundabout take the second exit on to Clwyd Street continue for 0.3 miles, at the junction turn right onto Mwrog Street/ A494 and continue straight onto Borthyn, then turn right on to Parc Y Dre follow the road round to the bottom and the property is located on your left.



GARDEN

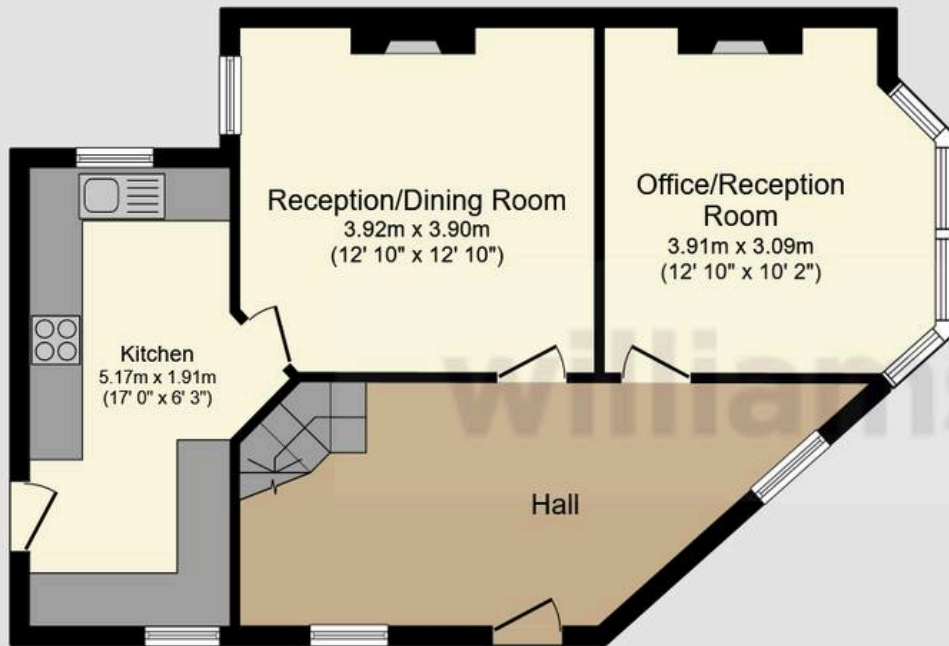
DRIVEWAY

1 Parking Space

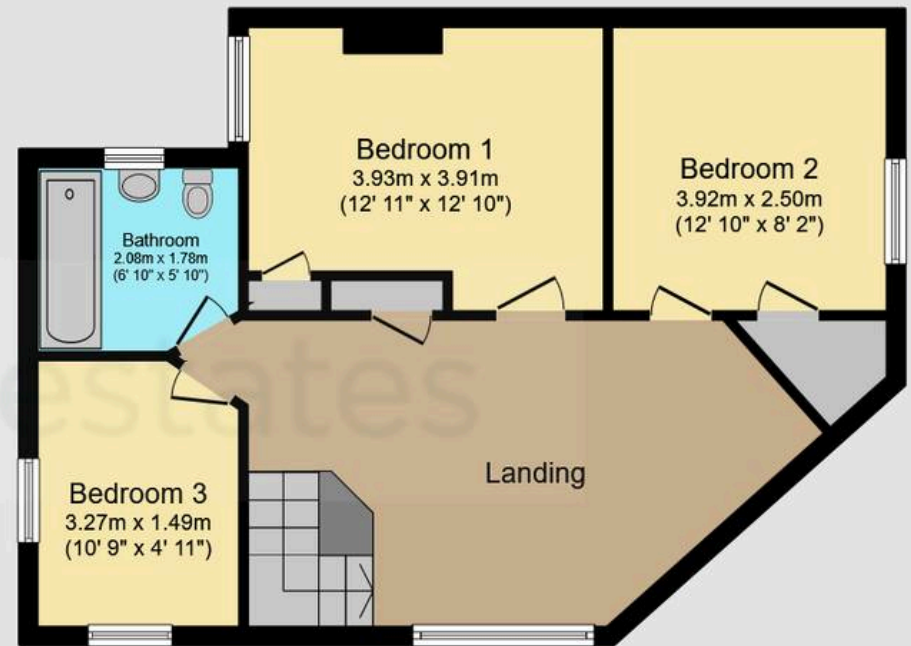
ON STREET

2 Parking Spaces

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Ground Floor
Floor area 58.2 sq.m. (626 sq.ft.)



First Floor
Floor area 56.4 sq.m. (607 sq.ft.)

Total floor area: 114.6 sq.m. (1,233 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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