



Llys Gwyn Ruthin Road, Denbigh, Denbighshire, LL16 4PT

£295,000



EPC - null

Council Tax Band - E

Tenure - Freehold

Ruthin Road, Denbigh

3 Bedrooms - House - Semi-Detached

Video tour available... Offered for sale, a semi-detached three bedroom property located in a prime location of Denbigh and having spacious, bright and airy accommodation. Denbigh is an ancient market town with a mediaeval castle set in the heart of the Vale of Clwyd. The house is a short walk from the Leisure Centre, recreation Park, community hospital and schools. Viewing is highly recommended. EPC Rating E48.



Description

Llys Gwyn, comprising of entrance hallway with feature parquet flooring, spacious front lounge, kitchen/ diner with central double sided log burner into a second sitting room.

To the first floor, three good size bedrooms and modern family bathroom.

The outside offers a variety of paved, slate and decked patio areas, great for entertaining.

Good size front driveway for ample off road parking with access to the garage.

Further benefits include double glazing and gas central heating.

Accommodation

uPVC double glazed door with stained glass window leads into:

Entrance Hallway

With parquet flooring, power points, radiator, storage cupboard and accommodation off.

Lounge

13'10" x 11'11" (4.22 x 3.63)

A spacious lounge with feature fireplace and gas fire, radiator, power points and uPVC double glazed box bay window to the front.

Kitchen/Diner

20'4" x 7'10" (6.20 x 2.39)

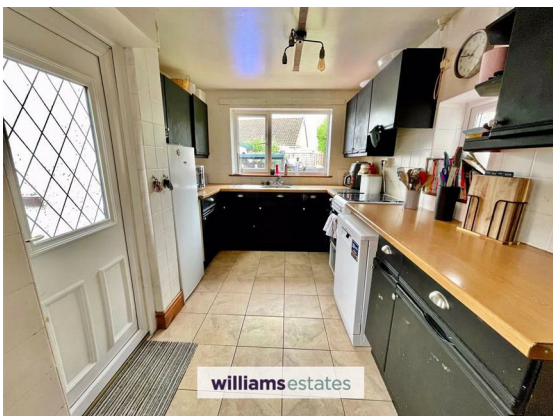
Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, void for cooker, space for fridge freezer, tiled flooring, tiled splash back, feature double sided log burner, radiator, power points and uPVC window to both sides and rear.

Further uPVC door leads to the side patio.

Sitting Room

13'11" x 12'0" (4.24 x 3.66)

Feature fireplace with double sided log burner located on a tiled hearth, radiator, power points and uPVC French doors leads out to the rear garden.



Landing

Loft access hatch, uPVC window to the side and accommodation off.

Bedroom One

14'5" x 10'10" (4.39 x 3.30)

A spacious bedroom with radiator, power points and uPVC bay window to the front.

Bedroom Two

14'0" x 10'8" (4.27 x 3.25)

With radiator, power points and uPVC window to the rear.

Bedroom Three

7'10" x 7'10" (2.39 x 2.39)

Having radiator, power points and uPVC window to the front.

Family Bathroom

9'10" x 7'9" (3.00 x 2.36)

Offering a white modern suite with low flush W.C, pedestal basin, free standing bath, double shower enclosure, part tiled walls, radiator and uPVC window to the rear and side.

Outside

The property is approached via a good size driveway for ample off road parking and a mixture of borders and hedging for privacy.

The rear garden has a variety of paved patio, slate and lawn areas, great for entertaining. Raised decked patio with log storage and further outbuilding. Access to the garage and timber gate leads to the front.

Outside W.C and separate boiler room with plumbing for washing machine.

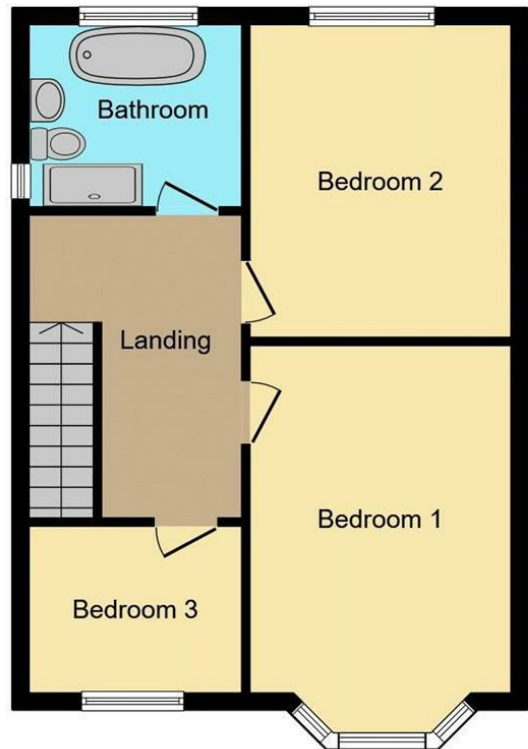
Garage

17'0" x 9'2" (5.2 x 2.8)





Ground Floor



First Floor

Total floor area 106.3 sq.m. (1,145 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.