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**Uwchaled Ruthin Road, Denbigh, LL16  
4PT**

**£295,000**

 3  1  3  E

**EPC - E49**

**Council Tax Band - E**

**Tenure - Freehold**

# Ruthin Road, Denbigh

## 3 Bedrooms - House - Detached

Video Tour Available... A three bedroomed, fabulous semi-detached house, being immaculately presented throughout. Situated in the sought after location, Ruthin Road, being close to all local amenities. Offering a welcoming entrance hall, lounge, open plan kitchen and dining with access to the conservatory, utility, garage and cloakroom. To the first floor, spacious landing, three good size bedrooms and modern family bathroom. To the outside, a landscaped rear garden being easy to maintain & a sunny aspect. Further benefits include ample off road parking, garage, double glazing and gas central heating. Viewing highly recommended. EPC Rating E49.



### Description

The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network.

Denbigh is a picturesque market town and one of the most historic towns in North Wales, with a lively art scene and a fine range of independent shops, cafés, pubs and restaurants.

Attractions in the town include Denbigh Library, Denbigh Castle and the castle walls, museums, Theatr Twm o'r Nant and medieval parish church St Marcella's.

Denbigh Cricket Club is one of the oldest cricket clubs in Wales having been established in 1844.

### Accommodation

uPVC double glazed door with obscure glass panel leads into:

#### Entrance Hallway

A welcoming hallway with radiator, power points, oak flooring, double glazed window to the front, stairs and further accommodation off.

#### Lounge

15'0" x 12'8" (4.57m x 3.86m)

A bright spacious lounge with wall mounted log burner, electronic blinds to the uPVC front window, radiator, power points and archway leads into:

#### Kitchen/Diner

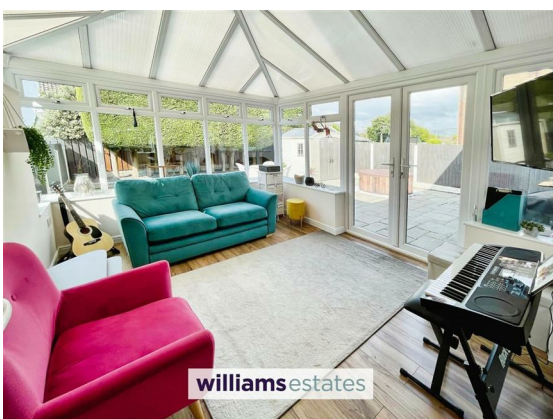
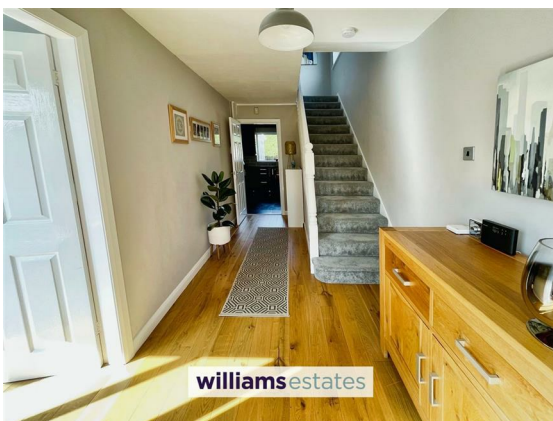
20'3" x 10'0" (6.17m x 3.05m)

Being the hub of the home, an open plan kitchen/diner. Offering a range of modern high gloss wall, drawer and base units with granite worktops over, built in sink with mixer tap, void for Range cooker, integrated fridge freezer, tiled splash back, tiled flooring, inset spotlighting, large pantry cupboard under the stairs, radiator, wall mounted radiator, power points, double glazed window to the rear and further uPVC French doors gives access into:

#### Conservatory

13'2" x 11'2" (4.01m x 3.40m)

uPVC constructed, radiator, power points and French patio doors lead out onto the rear patio.



### Utility

8'2" x 6'10" (2.49m x 2.08m)

Offering high gloss wall and base units with work surfaces over, stainless steel sink, plumbing for washing machine and dryer, wall mounted radiator, power points, tiled flooring, uPVC glazed door gives access to the rear garden and further hardwood door leads into the garage.

### Cloakroom

4'11" x 2'5" (1.50m x 0.74m)

With low flush W.C, wall mounted basin with tiled splash back and double glazed obscure window to the rear.

### Landing

A spacious open landing with radiator, power points, loft access hatch, double glazed window to the side with electronic blinds and further accommodation off.

### Bedroom One

12'7" x 10'8" (3.84m x 3.25m)

A good size master bedroom with built in wardrobes, radiator, power points and double glazed window to the front with electronic blinds.

### Bedroom Two

12'4" x 9'7" (3.76m x 2.92m)

With radiator, power points, built in wardrobe and double glazed window to the rear.

### Bedroom Three

9'9" x 7'2" (2.97m x 2.18m)

Having radiator, power points, storage cupboard and double glazed obscure window to the side.

### Bathroom

10'2" x 6'2" (3.10m x 1.88m)

Offering a white suite with low flush W.C, vanity unit and basin, panelled bath, shower enclosure with glass privacy screen, fully tiled walls, inset spotlighting, heated towel rail and double glazed obscure window to the rear.

### Garage

20'6" x 9'0" (6.25m x 2.74m)

With power, lighting, window to the side and electric up and over door.

### Outside

The property is approached via cast iron double gates leading to a good size driveway for ample off road parking.


Lawn area to the side with mixed borders and shrubs.

Side gate gives access to the rear garden.

The rear garden is of good size and being low maintenance. With modern paved patio area - perfect for Al-Fresco dining, artificial grass and hedging, bounded by timber fencing for privacy.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.