

williams estates



**Trefeilir Denbigh Road, Ruthin,
Denbighshire, LL15 1PE**

£240,000



EPC - null

Council Tax Band - D

Tenure - Freehold

Denbigh Road, Ruthin null Bedrooms - Bungalow

No Onward Chain - An opportunity to acquire a detached bungalow, in need of modernisation, set on a good sized plot close to all of Ruthin town amenities. The accommodation offers two reception rooms, two bedrooms, kitchen, utility and bathroom. Gardens to front side and rear and garage.
EPC rating - D61, Tenure - Freehold, Council Tax Band - D

Accommodation

Timber glazed door leads into

Entrance Porch

3'3" x 4'4"

With parquet flooring and timber glazed door with timber glazed panel adjacent leads into

Entrance Hall

13'10" x 4'3"

With double panelled radiator, central heating thermostat, power points, loft access hatch and storage cupboard, with radiator.

Living Room

With fireplace with coal effect gas fire, T.V aerial point, parquet flooring, picture rail, double panelled radiator, power points and uPVC bay window to the front elevation.

Dining Room

11'8" x 11'11" into alcoves

With double panelled radiator, T.V aerial, picture rail, power points and uPVC window to the front elevation. Door leads into

Kitchen

7'10" x 8'2"

With base and drawer units, stainless steel sink and drainer, tiled splash backs, electric cooker point, larder cupboard and uPVC window to the rear elevation. Door leads into

Side Porch

3'4" x 4'11"

With quarry tiled flooring, storage cupboard and uPVC window to the side elevation. Door leads into

Utility Room

6'7" maximum x 6'0"

With Belfast sink, mounted Worcester central heating boiler, power points, plumbing for a washing machine, space for tall standing fridge freezer and uPVC window to the side elevation.

Bedroom 1

12'0" x 11'4"

With parquet flooring, picture rail, radiator, power points and uPVC window to the front elevation.

Bedroom 2

11'11" x 9'0"

With parquet flooring, picture rail, double panelled radiator, power points and uPVC window to the rear elevation.

Bathroom

With low flush W.C, pedestal washbasin, panelled bath, half tiled walls, double panelled radiator and uPVC obscure window to the rear.

Outside

The property is approached via a stone wall and wrought iron gates leading onto a tarmac drive providing access to the garage. The front garden is laid to lawn and access to either side of the property to the rear garden, which is of good size, laid to lawn with a selection of apple trees. Bound by hedging and wire fencing. Also having a timber store and outside lighting.

Garage

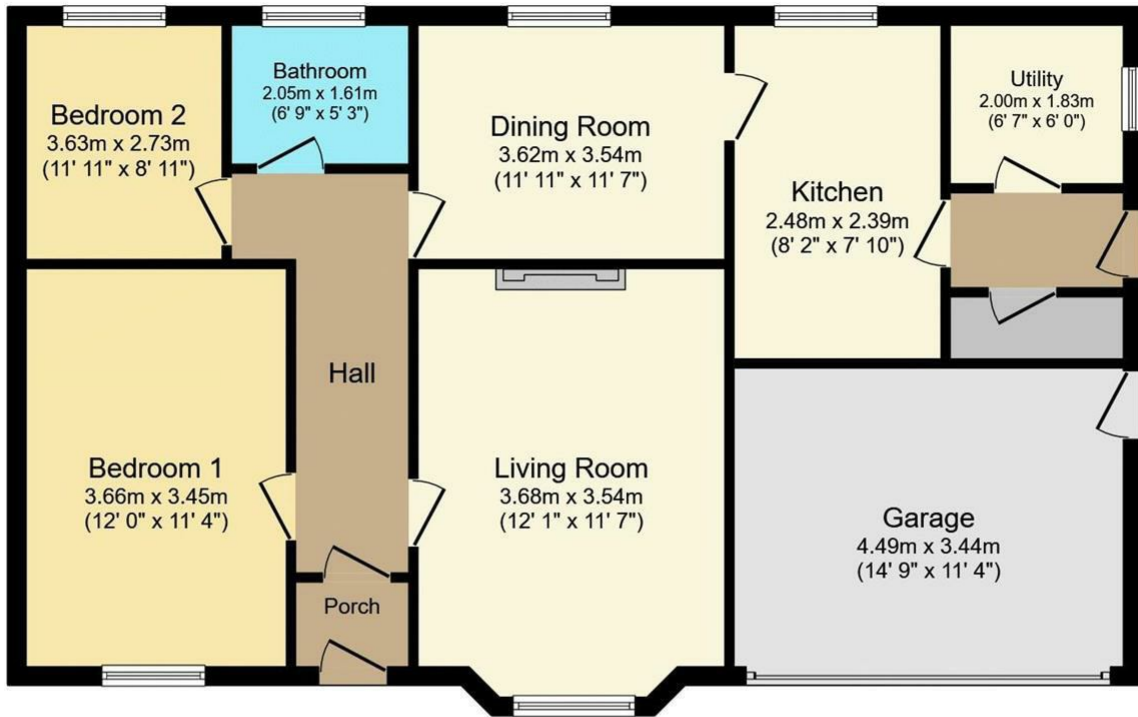
With up and over door and personal door to the side elevation

Directions

Proceed right from our Ruthin office to the junction. Turn left onto Rhos Street and

continue to the roundabout. Take the second exit off onto Park Road and continue along to the garage and veer right onto Borthyn/Denbigh Road. Continue along turning left just after Morrison Convenience Store and the property can be seen in front.





Floor Plan

Floor area 94.2 sq.m. (1,013 sq.ft.) approx

Total floor area 94.2 sq.m. (1,013 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

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

Call us on
01824 704050

Ruthin@williamsestates.com

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.