

**63 Bro Deg, Ruthin, Denbighshire, LL15
1YQ**

£235,000

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EPC - C74 Council Tax Band - C Tenure - Freehold

Bro Deg, Ruthin

3 Bedrooms - House - Semi-Detached

Video tour available - Located in a popular residential area of Ruthin, this extended semi-detached family home offers a living room, extended modern kitchen with dining area to the ground floor, with three bedrooms and bathroom to the first floor. Externally the property benefits from a driveway for ample off-street parking, detached garage and gardens to front and rear. Located close to local schools, shops and amenities. EPC Rating - TBC, Tenure- Freehold, Council Tax - C



Accommodation

Double glazed uPVC door leading to:

Entrance Hall

Staircase leading off to the first floor. Access to:

Living Room

15'1" x 11'5" (4.62 x 3.5)

uPVC double glazed bay window to the front elevation, single panel radiator. Access to:

Kitchen/Breakfast Room

19'1" x 14'8" (5.82 x 4.48)

Well fitted, having a range of base and wall mounted cupboards and drawers, breakfast bar having matching worktop, under stairs storage cupboard, uPVC double glazed window to the rear elevation, void for American style fridge and freezer, marble effect laminate working surfaces, sink unit having mixer tap, integrated electric hob with extractor above, oven and microwave, integrated dishwasher, integrated BOSCH Washer/Dryer, tiled splash backs and a double panel radiator.

Bedroom One

13'6" x 8'5" (4.14 x 2.58)

Single panel radiator and a uPVC double glazed window facing the front elevation.

Bedroom Two

11'1" x 8'6" (3.38 x 2.61)

Laminate flooring, double glazed window and a single panel radiator.

Bedroom Three

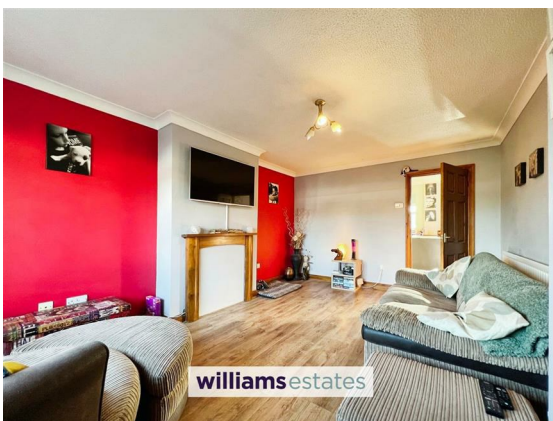
9'7" x 5'9" (2.93 x 1.77)

Single panel radiator, laminate flooring, double glazed window to the front elevation. Airing cupboard housing the central heating boiler.

Bathroom

5'11" x 5'5" (1.81 x 1.66)

Panel bath having electric shower above, pedestal wash hand basin, W.C., fully tiled walls, single panel radiator and a double glazed window having obscure glass.



Landing

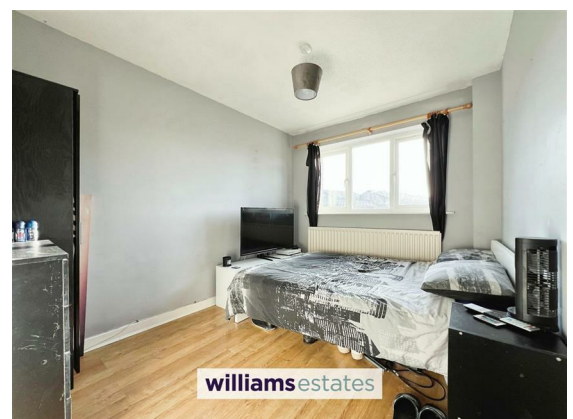
Access to the roof space, doors off to all bedrooms and bathroom and a double glazed window to the side elevation.

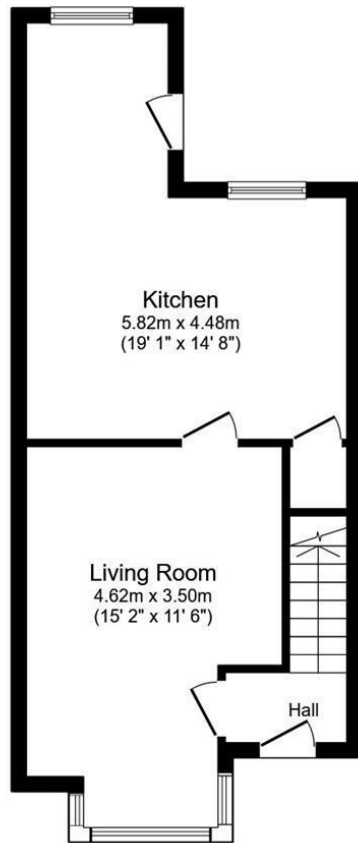
Outside

Tarmacadam drive providing parking for three vehicles, gate to the side leads to the rear garden, paved patio area, pebbled area, steps up to a lawned garden bounded by panel fencing and a large garage suitable for two cars.

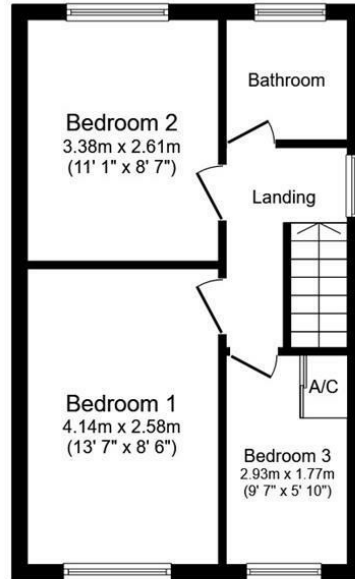
Directions

From Williams Estates office turn right and continue until the end of Well Street turning right onto Llanfair Road, continue for approximately 270 yards turning left into Erw Goch, continue up the hill and turn right into Maes Cantaba & Bro Deg, after approximately 180 yards the property will be found on the left located by our for sale sign.





Ground Floor



First Floor

Total floor area 75.7 m² (815 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		88
(69-80) C	74	
(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	

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.