



## Bungalow at Cae Bricks Denbigh Road, Ruthin, LL15 2TN

**£950 Per Month**

 3  2  1  D

**EPC - D62 Council Tax Band - F Tenure -**

# Denbigh Road, Ruthin

## 3 Bedrooms - Bungalow

Three bedroom detached bungalow close to Ruthin town centre. the accommodation offers an open plan living room, dining and kitchen area and all three bedrooms have an en suite. EPC rating TBC - Council Tax Band - F



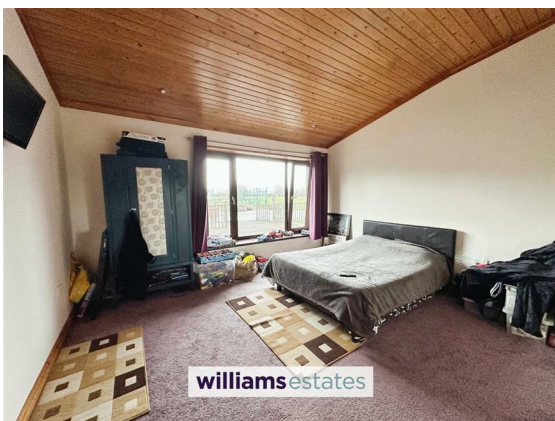
### Accommodation

uPVC double glazed double doors with double glazed panels adjacent and matching additional double glazed double doors with double glazed panels adjacent giving access to

### Living and Kitchen Area

30'2" x 18'9" (9.2 x 5.74)

High vaulted ceiling with kitchen area having a large number of drawers and base units with wall units and glazed display units, integrated oven, four ring hob with extractor above, one half bowl sink and drainer with mixer tap, tiled splash backs. Large open plan living area with wall mount for T.V and doors leading onto the garden decking area.



### Bedroom 1

14'5" x 12'0" (4.4 x 3.66)

With double glazed window, double glazed door and door to

### En Suite Wet Room

With shower area, washbasin and W.C within fitted furniture, floor to ceiling tiling and tiled floor.

### Bedroom 2

18'0" maximum x 14'5" maximum (5.49m maximum x 4.39m maximum)

With vaulted ceiling and uPVC double glazed window. Door to



### En Suite Wet Room

With shower area, washbasin and W.C within fitted furniture and tiled floor.

### Bedroom 3

14'1". x 11'11" (4.3. x 3.65)

With uPVC double glazed window to the rear.

### En Suite Wet Room

With shower area, washbasin and W.C within fitted furniture.

### Hallway

With two fitted cupboards

### Cloakroom

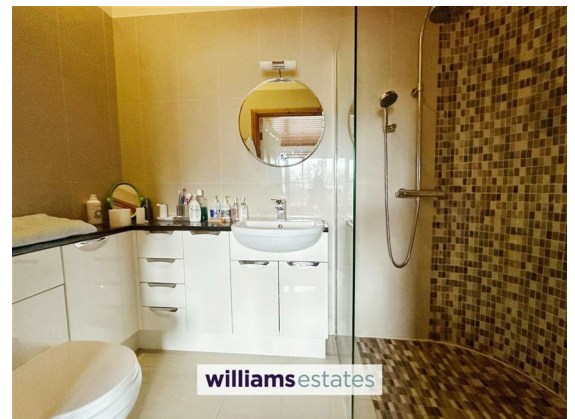
With low flush W.C, wash basin within fitted furniture, floor to ceiling tiled walls and tiled floor.

### Outside


Decking garden area with balustrade surrounding.

### Directions

From the Williams Estates Office continue to the bottom of well street, take a left turning at the junction and continue to the roundabout, take your third exit and continue to the roundabout, take the second exit as if you're leaving Ruthin, continue past Aldi and take the next left turning, on this road, continue to the bottom and follow the road round to your left and the commercial premises & Bungalow will be found.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.