



williams estates



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**67 Bro Deg, Ruthin, Denbighshire, LL15
1XY**

£229,950

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EPC - E52

Council Tax Band - C

Tenure - Freehold

Bro Deg, Ruthin

3 Bedrooms - House

An ideal family home located in a favoured residential area close to Ruthin town centre and local amenities to include primary & high school education, shopping and leisure facilities. The accommodation provides entrance porch, open plan living/dining room, modern fitted Shaker style kitchen having some integrated appliances, ground floor garage conversion to bedroom/study, two double and one single bedrooms to the first floor and family bathroom.

The property has gas central heating, double glazing and off street parking.



The accommodation provides
uPVC door with a obscure glass panel leading to:

Entrance Porch

Laminate floor, coat rail, radiator, door to:

Living/Dining Room

23'7" overall x 9'0 ext to 10'10 (7.19m overall x 2.74m ext to 3.30m)

TV point, radiator, uPVC double glazed window to the front elevation, stairs off to Landing:

Dining Area: Double panel radiator, stairwell providing under stairs storage cupboard, double glazed sliding patio doors leading to the rear garden.

Ground Floor Bedroom/Study

16'0 x 7'8 (4.88m x 2.34m)

Radiator, uPVC double glazed window to the front elevation.

Kitchen

9'10 x 8'7 (3.00m x 2.62m)

Well fitted with a modern range of Shaker style base and wall cupboards, complimentary working surfaces, integrated oven and four ring electric hob, having extractor hood above, integrated fridge and freezer, void and plumbing for automatic washing machine, single stainless steel bowl and drainer with mixer tap, tiled splash backs, tiled flooring, inset lighting, double panel radiator, uPVC double glazed window to the rear elevation and UPVC door leads to the exterior.

Landing

Access to the roof space.

Bedroom One

12'2 x 10'6 (3.71m x 3.20m)

uPVC double glazed window to the front elevation, radiator.

Bedroom Two

11'3 x 10'5 (3.43m x 3.18m)

uPVC double glazed window to the rear elevation, views to part, radiator.



Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)

uPvc double glazed window to the front elevation, radiator.

Bathroom

8'5 x 8'0 (2.57m x 2.44m)

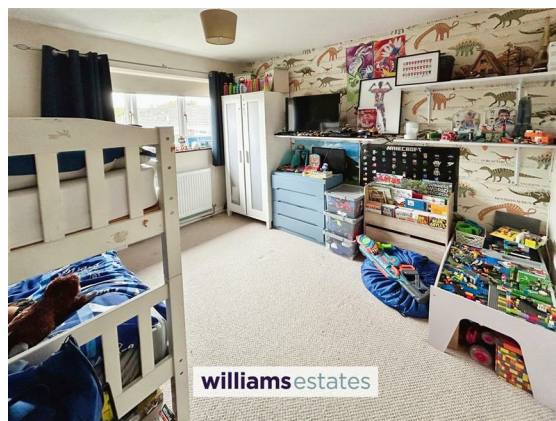
Fitted with a white suite comprising panel bath having a overhead shower, pedestal wash hand basin, low level WC, fully tiled walls, airing cupboard housing the gas boiler serving the central heating and domestic hot water, uPVC double glazed window having obscure glass.

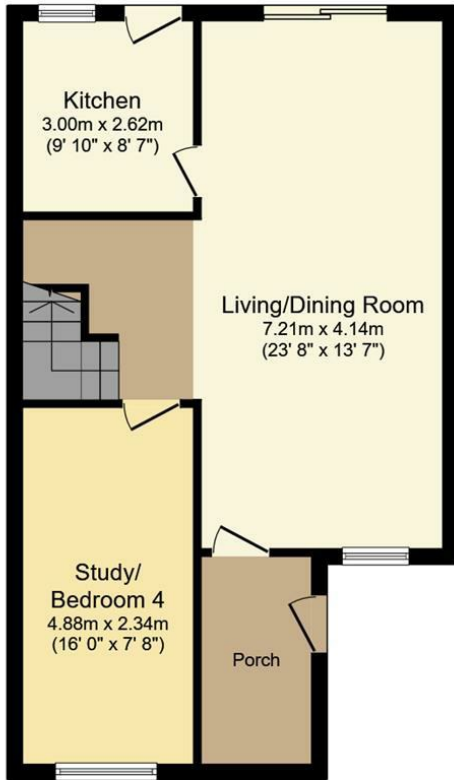
Outside

The property is approached via the front drive providing parking and has lawned gardens to either side. To the side there is a timber gate giving access to the rear lawned garden, a further covered storage area to the side, paved patio, timber garden store, bounded by panel fencing.

Directions

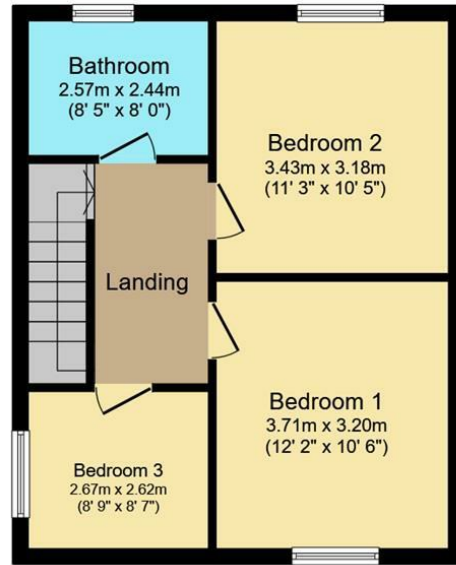
From our Ruthin office, proceed down Well Street, at the junction so straight ahead on to Station Road and continue onto Wrexham Road, take the 1st left turning into Erw Goch and continue up the hill. Take the 2nd turning on the right sign posted Maes Cantaba and continue into Bro Deg. Take the right turning and continue whereupon the property will be found.





Ground Floor

Floor area 53.0 m² (571 sq.ft.)



First Floor

Floor area 41.4 m² (446 sq.ft.)

TOTAL: 94.4 m² (1,016 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 52 | |
| (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.