



77 Erw Goch, Ruthin – LL15 1RS

Offers in Region of **£295,000**

77 Erw Goch

Ruthin

Welcome to this beautifully presented detached bungalow, perfectly situated on a generous corner plot in a highly sought after residential area. The accommodation comprises of bright, modern open plan kitchen, dining and lounge space. The contemporary kitchen features sleek cabinetry and integrated appliances, opening seamlessly into the comfortable lounge and dining area, all finished to a high standard. The property offers two spacious double bedrooms and a stylish shower room. Practicality is taken care of with off street parking. This home's location is a real highlight, placing you within walking distance of Ruthin town centre and its excellent selection of shops, cafes and local amenities. Outside you will find a generous corner plot, timber shed and garage. Whether you're downsizing or looking for your first home, this property is ready for you to move in and make it your own.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



williamsestates



Accommodation

Having uPVC double glazed stained glass design door, with side glass panel leading into:

Entrance Hallway

A bright hallway having down lights, double panelled radiator, are utility area having void and plumbing for washing machine, cloaks hooks, power points, loft access, archway leading into the kitchen and doors off.

Open Plan Kitchen/ Dining Room

21' 10" x 9' 0" (6.66m x 2.74m)

A bright spacious open plan room having a modern sleek kitchen with wall hung units, base units and drawers underneath in a shaker style fronts, complementary granite work surfaces, undermount sink with detachable mixer tap, space for freestanding fridge/ freezer, integrated dishwasher, Range Master having five ring gas hob and stainless steel Range Master extractor hood over, two seater breakfast bar, uPVC double glazed window to the side elevation, power points, cupboard housing the boiler, space for dining table and uPVC double glazed window to the front elevation with double panelled radiator underneath.

Living Room

16' 11" x 10' 8" (5.15m x 3.26m)

Adjoined to the open plan kitchen/diner is the living room which has wide uPVC double glazed window to the front elevation, uPVC double glazed French doors leading to the side garden, down lights, double panelled radiator and power points.



williams estates



williams estates

Shower Room

5' 5" x 7' 5" (1.64m x 2.26m)

A modern stylish shower room having three piece suite comprising of vanity unit with wash basin and chrome mixer tap, wall hung w.c and walk in shower cubicle with glass shower screen and thermostatic shower unit. Wide uPVC double glazed window to the side elevation, down lights and radiator.

Bedroom One

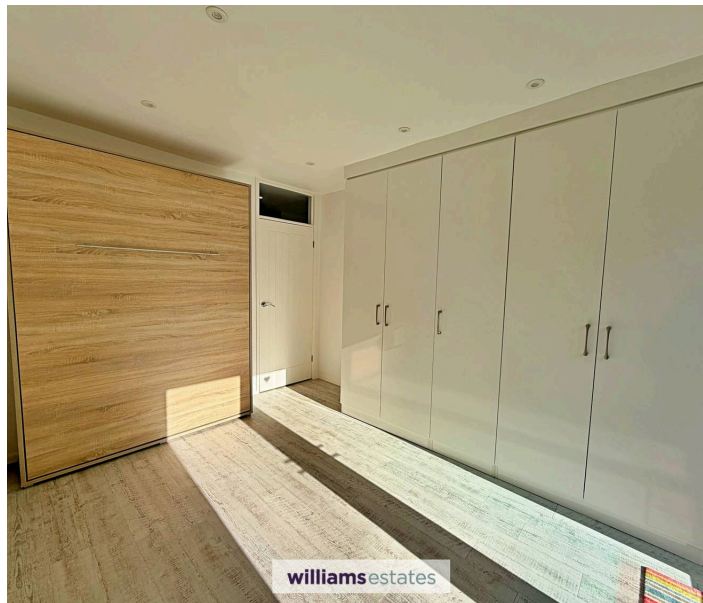
10' 2" x 11' 10" (3.11m x 3.61m)

A spacious double bedroom having wide uPVC double glazed window to the rear elevation, double panelled radiator, power points and down lights.

Bedroom Two

9' 7" x 11' 10" (2.91m x 3.61m)

Another double bedroom having fitted wardrobes to once side, uPVC double glazed French doors leading to the rear garden, double panelled radiator, down lights and power points





Outside

To the front elevation in a wide tarmacadam driveway provides ample off street parking with two timber gates either side of the property one leading to the front door and garage and the other side leading to the rear garden. To the rear is a good sized rear garden mainly laid to lawn with a decked patio area to the side elevation, a further patio area to the rear elevation, with mature heading, shrubs and timber fencing surrounding the boundaries of the property creating a private and secure garden.

Outside Conservatory

Accessed via a uPVC double glazed door from the rear garden is a versatile room with uPVC double glazed windows surrounding the room with tiled flooring.

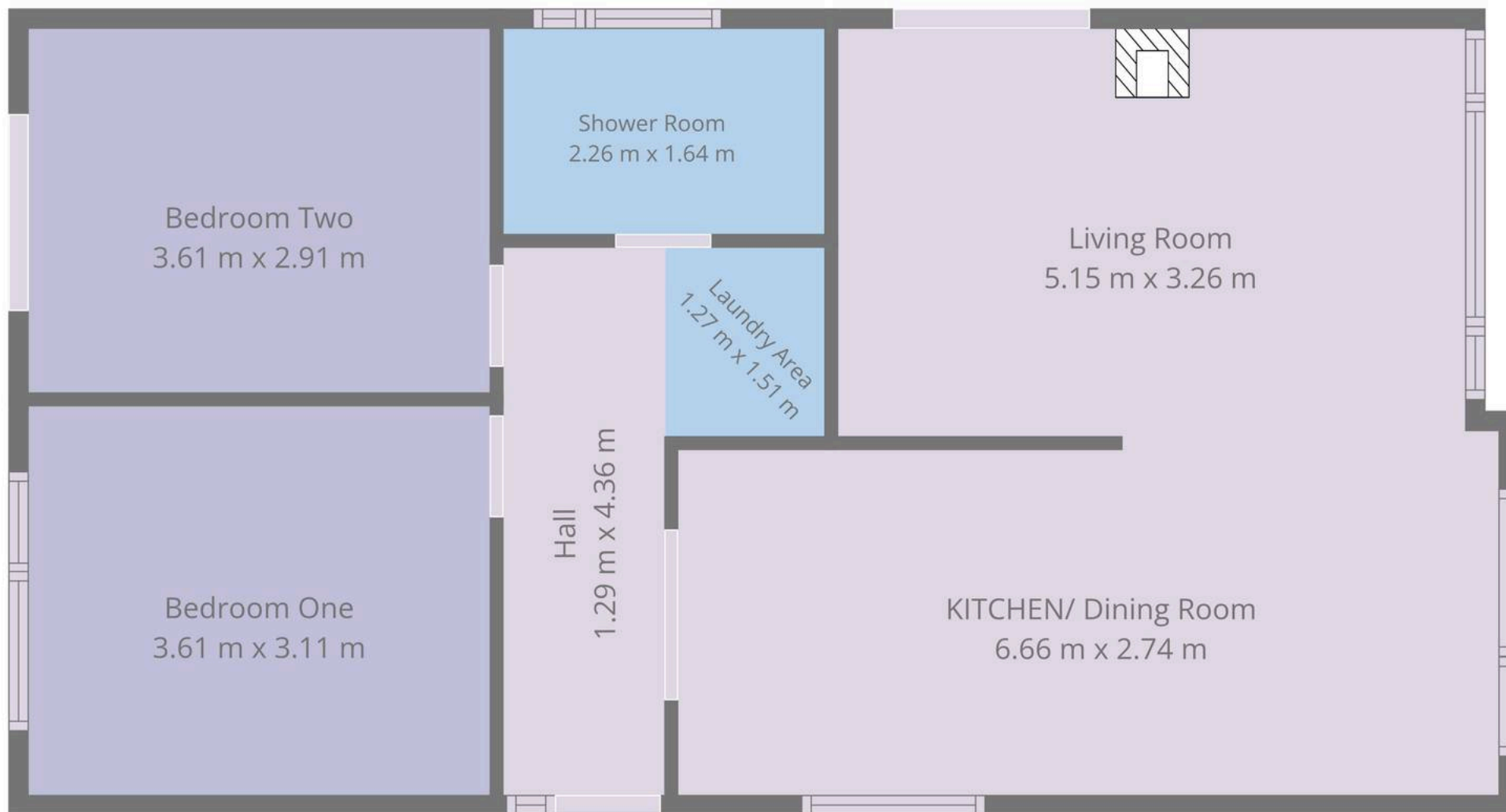
Directions

From our Ruthin office proceed down Well Street and at the junction bear right and follow the road onto Wrexham Road, turn left into Erw Goch a short distance up on the left. Continue up and take the first right into a small cul-de-sac

GARAGE

Single Garage

DRIVEWAY



Total: 70 m2
Ground Floor: 70 m2
Excluded Areas: Walls: 6 m2



Intended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before



Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

These particulars are issued by Williams Estates Direct Limited (trading as Williams Estates) as a general guide only and do not constitute any part of an offer or contract. All measurements are approximate and should be verified by prospective purchasers. We have not tested any apparatus, equipment, fixtures, fittings, or services, and cannot verify they are in working order. Solicitors should confirm the inclusion of any movable items, and a final inspection is