



Marian Gwyn Prior Street, Ruthin, LL15 1LT – £235,000

Tenure: Freehold | EPC: C72 | Council Tax: E

This semi-detached family home step inside to find a spacious entrance hall leading to a living room, where sliding patio doors fill the space with natural light. The open plan kitchen and dining area is perfect for family gatherings or relaxed evenings. Upstairs, three well-proportioned bedrooms provide versatile accommodation, complemented by a four piece family bathroom suite. The property also features a handy utility room and downstairs cloakroom, for added convenience. Outside, you'll find a driveway for off-road parking, a garage for storage or hobbies and a good sized garden, offering both privacy and space for children play. The rear garden boasts a decked seating area, with far-reaching views. With Ruthin town centre just a short walk away, you can enjoy the best of both worlds, quiet residential living with all local amenities close at hand. This is a fantastic opportunity to embrace a relaxed lifestyle in a lovely location.



Ground Floor



1st Floor



Total: 105 m²
 Ground Floor: 53 M², 1st Floor: 52 m²
 Excluded Areas: Utility: 4 M², Open To Below: 0 M², Walls: 11 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



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