



39 Porth Y Dre, Ruthin - LL15 1LL

£150,000 Freehold

A three-bedroom semi-detached property offering excellent potential for modernisation.

The property benefits from three bedrooms, central heating and double glazing, making it an appealing opportunity for those looking to create a home to their own taste.

Externally, there is a front garden with an established hedge, while to the rear is a good-sized south-facing garden, providing an excellent outdoor space with plenty of potential.

On-street parking is available.

With some updating required, this property would make an ideal first-time purchase or buy-to-let investment, offering buyers the opportunity to add value and put their own stamp on the property.



Hallway

uPVC front door and stairs to first floor landing.

Lounge

13' 7" x 12' 0" (4.13m x 3.65m)

Window overlooking the front garden. Radiator.

Kitchen

10' 11" x 8' 0" (3.33m x 2.43m)

Base units with complimentary work surfaces. Stainless steel sink unit. uPVC glazed door to the side. Window to the back overlooking the rear garden. Understairs storage cupboard. Radiator.

Bathroom

6' 2" x 4' 11" (1.89m x 1.50m)

Panelled bath. Low-level WC. Wash hand basin. Storage area with shelving.

First Floor Landing**Bedroom 1**

17' 7" x 8' 11" (5.36m x 2.73m)

Window to the front. Radiator.

Bedroom 2

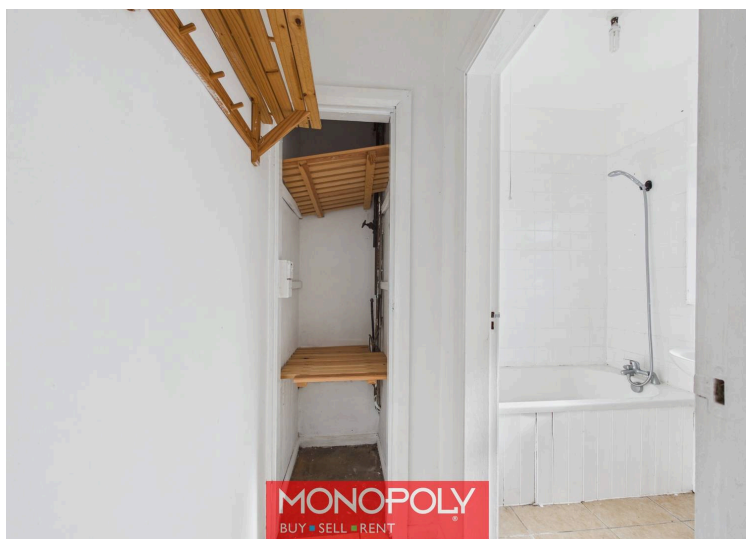
11' 3" x 8' 9" (3.44m x 2.67m)

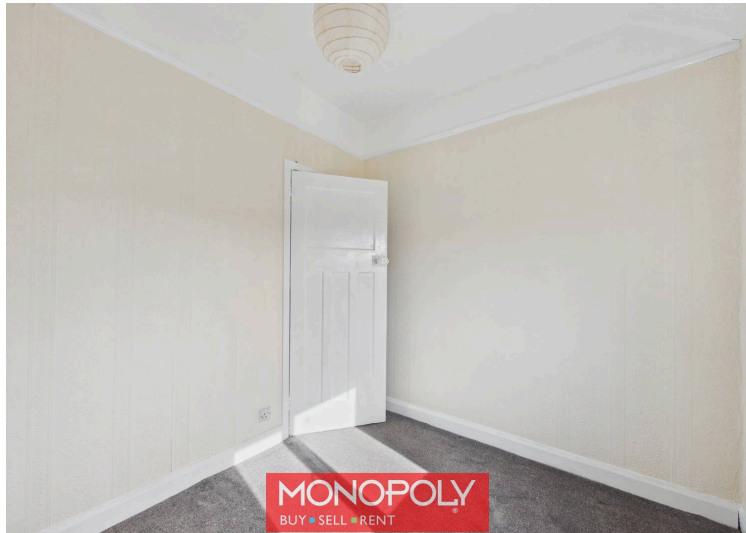
Window overlooking rear garden. Radiator.

Bedroom 3

8' 7" x 7' 11" (2.62m x 2.41m)

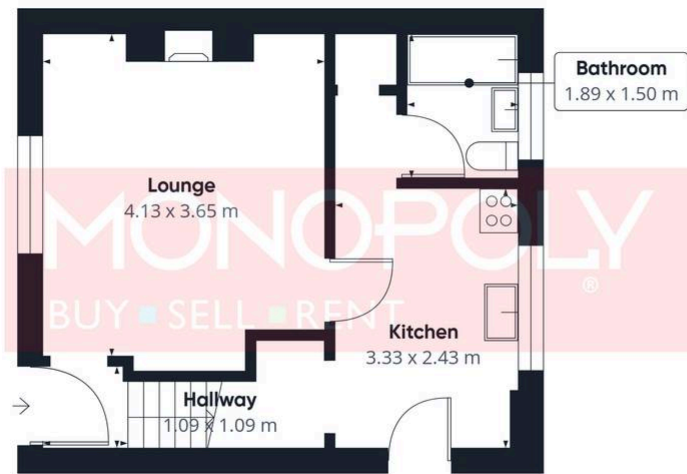
Window overlooking the rear garden. Radiator.



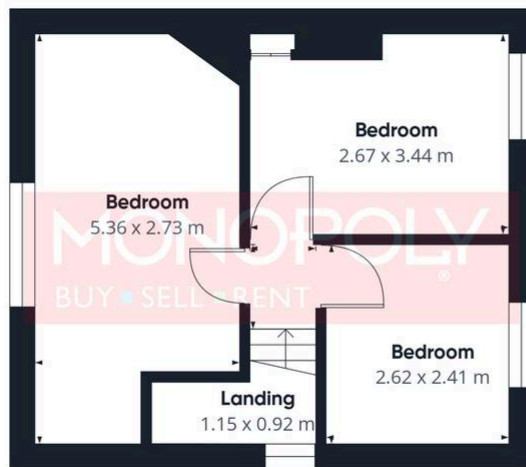








Floor 0



Floor 1



Approximate total area⁽¹⁾
60.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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