



**Cartrefwyn  
Borthyn  
Ruthin  
Denbighshire  
LL15 1NS**

**Offers in Excess of £235,000**

**bettermove**



# Borthyn Ruthin

Bettermove are proud to present this 3 bedroom Detached House in Ruthin, available with no forward chain. This spacious property is in need of modernization throughout, offering huge potential for refurbishment and personalisation. With a generous layout and good-sized plot, it presents an ideal project for investors, developers, or buyers looking to create their perfect home. Early viewing is recommended to appreciate the scope of opportunity.

The property benefits from double glazing, gas central heating throughout, solar panels and has ample off street parking available via the gated driveway and garage. The council tax band is E.

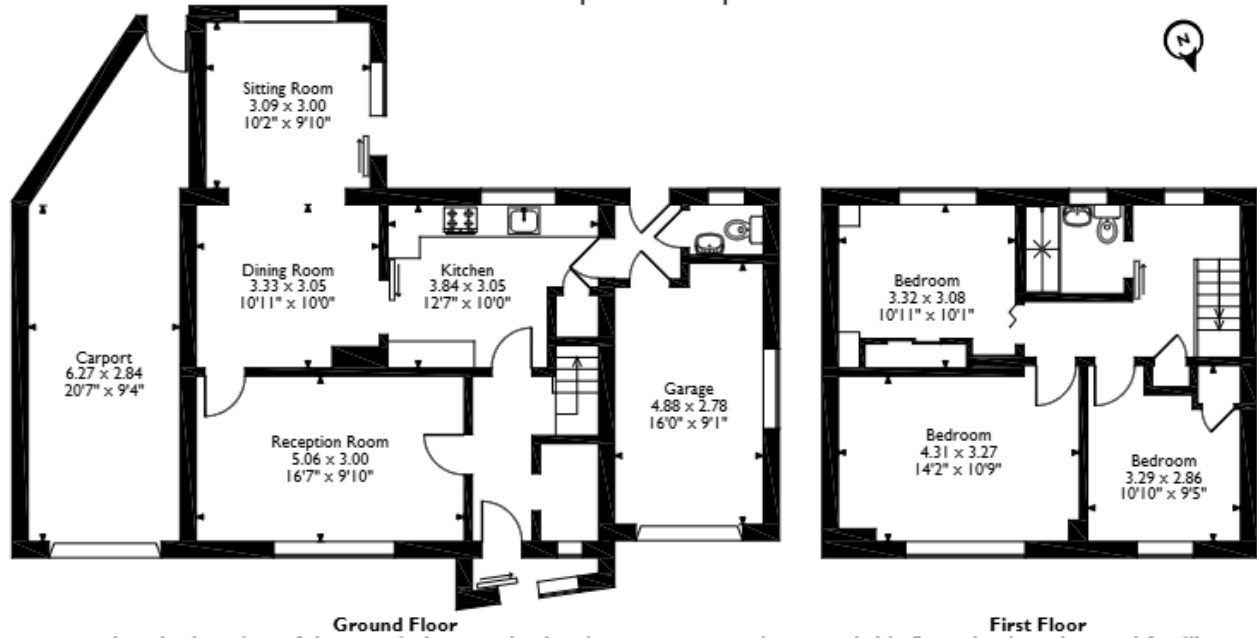
The interior of this property features a spacious hallway, living room, dining room, kitchen, and downstairs W.C. Upstairs offers three generously sized bedrooms and a modern shower room. Externally, the property benefits from a garage, car port with electric door and a mature rear garden.

Located in the popular town of Ruthin, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A494 and several regular bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Cartrefwyn, Borthyn, Ruthin  
Approximate Gross Internal Area  
125 Sq M/1346 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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