

# williamslettings



**30 Park Road, Ruthin, LL15 1NB**

**£795**

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**EPC - E39**

**Council Tax Band - B**

**Deposit - £795**

# Park Road, Ruthin

## 1 Bedrooms - House - Terraced

A One bedroomed mid terrace property with the addition of a dressing room or study. The property is well presented and located close to shops and amenities. The property consists of a lounge area with feature fireplace, kitchen, utility room and downstairs bathroom, to the upstairs there is a good sized double bedroom along with a dressing room/study where the economic air source heat pump is located. enclosed garden to the rear of the property. To be considered for this property you will need an annual income of above £24,000. Looks good to me. Pets are welcome and there is free Wi fi in place until July 2026.

### Accommodation

Via a uPVC door with small glazed panel which leads into the:

### Living Room

11'0" x 10'8"

Having power points, radiator, a open featured fire place with log burner, slate hearth and oak beam above, alcoves either side one having storage for logs, door leading into:

### Kitchen and Hallway

11'0" x 7'0"

A range of wall draw and base units with grey gloss finish and work tops above, stainless steel sink with drainer and stainless steel mixer tap, integrated over with four ring induction hob and extractor fan above, PowerPoints and radiator, uPVC double glazed window to the rear elevation, uPVC double glazed door leading.

### Inner Porch

Having tiled flooring, single power point and coat hanging space, with door leading into the bathroom, and glazed uPVC door into the utility.

### Bathroom

6'3" x 5'3"

Having a three piece white suite, with low flush W.C, wash basin, panelled bath with electric shower, tiled flooring to ceiling, wall mounted heated towel rail, uPVC double glazed frosted window to the side elevation.

### Utility Area

10'11" x 4'5"

With fridge freezer, washer machine, matching worktops to the kitchen above, power points, shelving and door leading into rear garden.

### Bedroom One

11'1" x 10'7"

A good sized room with downward lighting, power points, radiator, features fire place and uPVC double glazed window to the front elevation

### Dressing room/study

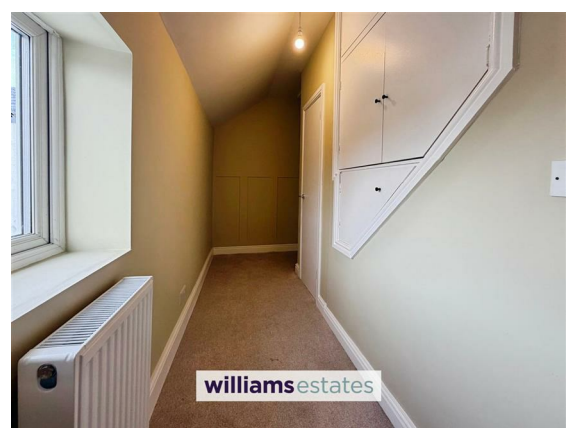
14'6" x 3'10"

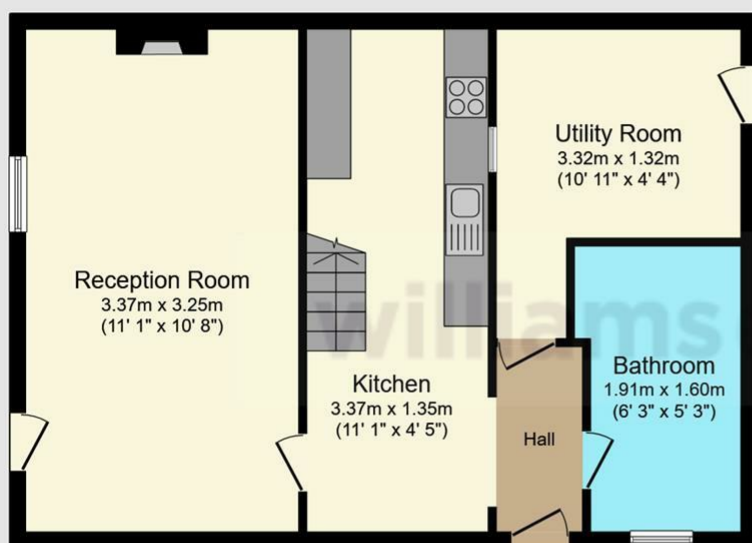
A long room, with power points, radiator, uPVC double glazed window to the rear elevation and cupboards, one of the cupboards homing the heat pump and solar panel equipment.

### Outside

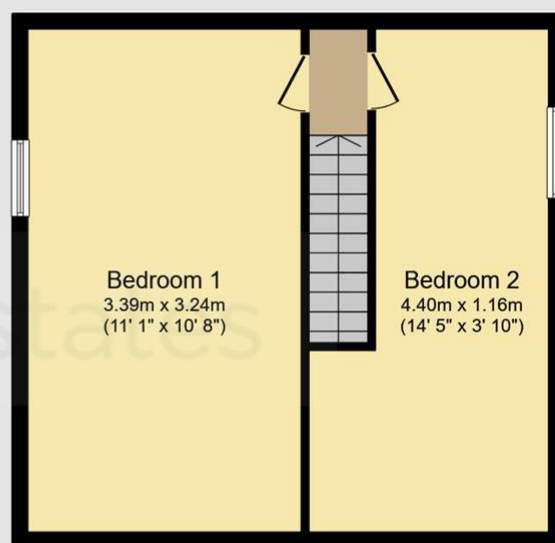
Rear garden is lawned with a raised decked patio, bound by timber fencing and having a small storage shed.







**Ground Floor**  
Floor area 66.1 sq.m. (711 sq.ft.)



**First Floor**  
Floor area 48.1 sq.m. (518 sq.ft.)

Total floor area: 114.2 sq.m. (1,229 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any 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](http://www.Propertybox.io)

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>39</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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