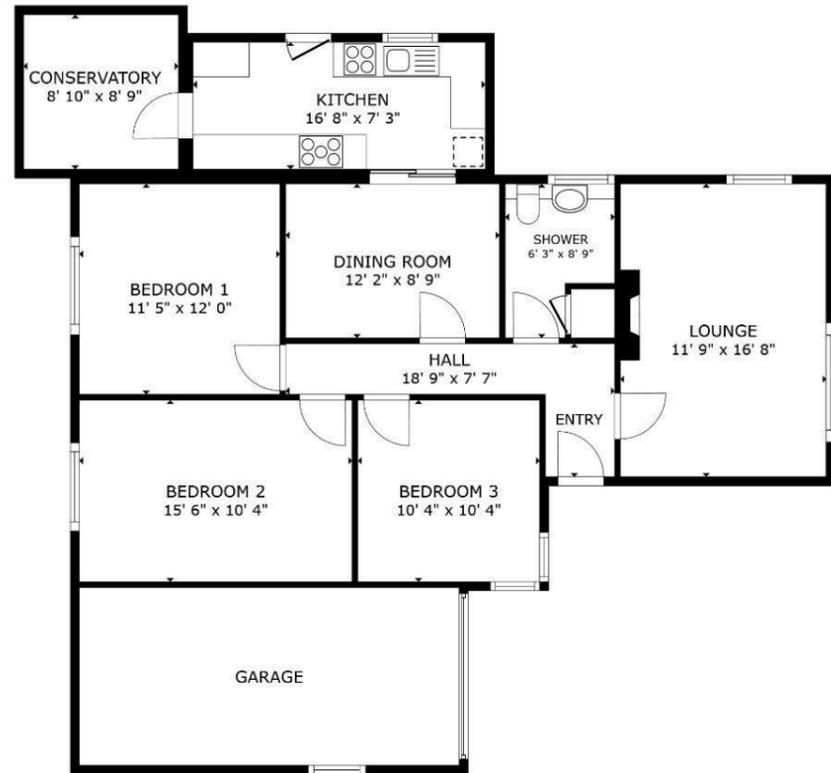
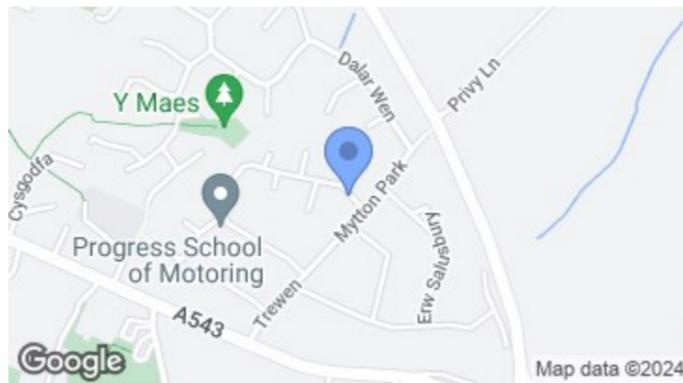


10 Mytton Park, Denbigh, Denbighshire, LL16 3HP



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,095 sq.ft.  
EXCLUDED AREAS : GARAGE 219 sq.ft.  
TOTAL : 1,095 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (82 plus)   | A |                         |           |
| (61-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



**10 Mytton Park**  
Denbigh, Denbighshire,  
LL16 3HP

**Price**  
**£275,000**

AN ATTRACTIVE AND WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW WITH CONSERVATORY AND GARAGE STANDING IN A LARGE PLOT WITH PRIVATE SOUTHY FACING GARDENS TO REAR, LOCATED WITHIN A POPULAR CUL-DE-SAC ABOUT 0.5 MILE FROM THE TOWN CENTER.

It affords L-shaped entrance hall, large lounge, dining room, modern fitted kitchen and conservatory, 3 bedrooms and modern shower room. Double glazing and gas central heating, private drive for 3 cars and attached garage.

Well maintained gardens designed for low maintenance.

Inspection recommended.



www.cavendishproperties.co.uk

**Cavendish**  
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

**LOCATION**

Denbigh is an Historic market town situated within the heart of the Vale of Clwyd and within 7 miles of the A55 Expressway at St Asaph which provides ease of access along the North Wales Coast to Chester and the motorway network beyond. The town provides a good range of shopping facilities catering for most daily needs to include supermarkets, major banks, public library and post office.

**THE ACCOMMODATION COMPRISES**

Steps and an easy access pathway leading to canopy entrance with uPVC double glazed door and panel leading to:

**L-SHAPED RECEPTION HALL**

Coved ceiling, access to loft with large hatch and pull down ladder used for general storage, panel radiator.

**LOUNGE**

5.08m x 3.58m (16'8" x 11'9")



Large double glazed picture window to front with further window to gable, coved ceiling, Adams style fireplace with marble inset and hearth and a coal-effect living flame gas fire and a polished wood fire surround. TV point, panel radiator.

**DINING ROOM**

3.71m x 2.67m (12'2" x 8'9")



Coved ceiling, woodgrain-effect floor finish, panel radiator, two-section glazed sliding door opening to:

**KITCHEN/BREAKFAST ROOM**

5.08m x 2.21m (16'8" x 7'3")



A light and airy room with two double glazed windows providing a dual aspect and double glazed door to side. The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers with a woodgrain-effect finish to door and drawer fronts and contrasting stone-effect working surfaces to includes inset single drainer sink with mixer tap, void and plumbing for washing machine, space for slot-in cooker with concealed hood above, glazed display cabinet, broom cupboard, shelving and space for upright fridge/freezer. Attractive tiled walls in the main, breakfast bar with radiator. Double glazed French door opening to:

**CONSERVATORY**

2.69m x 2.67m (8'10" x 8'9")



A modern addition to the bungalow designed to take full advantage of the southerly aspect and pleasing views over the rear garden. It has double glazed windows and insulated roof, tile-effect floor finish and wall light point, panel radiator.

**BEDROOM 1**

3.66m x 3.48m (12' x 11'5")



Double glazed window and radiator.

**BEDROOM 2**

4.72m x 3.15m (15'6" x 10'4")



Double glazed window and radiator.

**BEDROOM 3**

3.15m x 3.15m (10'4" x 10'4")



Two double glazed windows and radiator.

**SHOWER ROOM**

2.67m max x 1.91m max (8'9" max x 6'3" max)



Refurbished with a modern suite comprising large corner cubicle with glazed screen, high output shower, fitted cabinet to one wall with large sink and w.c. Attractive tiled walls, double glazed window and radiator. Airing cupboard.

**OUTSIDE**

The property stands in an established and popular residential cul-de-sac with low-level brick wall to front and a wide tarmac drive leading in providing ample space for parking for three cars and access to attached single garage, metal up and over door to front. The front garden is designed for low maintenance with golden gravelled borders together with central feature and shaped lawn. There is access to either side

leading to the rear where there is a large and predominantly south facing garden with large golden gravelled areas, flag patios, shaped lawns and a timber fender panelled garden shed.



customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**VIEWING**

By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/SC

**DIRECTIONS**

From the center of Denbigh proceed down Vale Street and turn right at the traffic lights onto Ruthin Road. Continue past the High School on the right hand side and take the next left hand turning thereafter into Tre Wen. Take the third left hand turn into Mytton Park and then first left into the cul-de-sac whereupon the property will be found on the left hand side.

**TENURE**

Understood to be Freehold

**COUNCIL TAX**

Denbighshire County Council - Tax Band D

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding