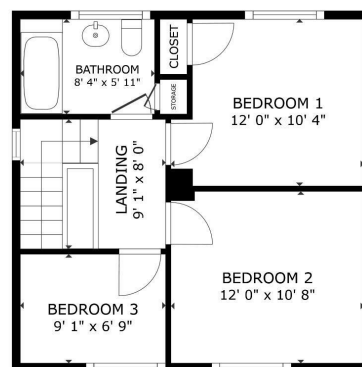


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 142 SQ.M. FLOOR 2: 107 SQ.M.
EXCLUDED AREAS: GARAGE 145 SQ.M.
TOTAL: 1,088 SQ.M.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 142 SQ.M. FLOOR 2: 107 SQ.M.
EXCLUDED AREAS: GARAGE 145 SQ.M.
TOTAL: 1,088 SQ.M.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	80
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

10 Tyn Y Parc
Ruthin, Denbighshire,
LL15 1LH

Offers Around
£285,000

A MODERNISED AND REFURBISHED 3 BEDROOM LINK-DETACHED HOUSE WITH GARAGE LOCATED IN AN ESTABLISHED RESIDENTIAL AREA CLOSE TO THE TOWN CENTRE.

This attractive family home has benefitted from modernisation with enclosed porch, central hall, large through lounge with modern fireplace and wood flooring to part, modern fitted kitchen, enclosed side hallway with utility room and cloaks with W.C.

First floor landing, 3 bedrooms and bathroom.

Wide drive for 2 cars with garage. Large and enclosed westerly facing gardens to rear with aspect over school fields.

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

The medieval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, with primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES**FRONT PORCH**

Double glazed front door with panel to side leading to enclosed porch, further UPVC double glazed door with matching window to side leading to reception hall.

RECEPTION HALL

2.90m x 1.70m (9'6" x 5'7")

Staircase rising off with double glazed window to front, wood grain effect floor finish, box panelled radiator.

THROUGH LOUNGE/DINING ROOM

6.40m x 3.84m (21' x 12'7")



A spacious and well lit room with a wide double glazed window to front with vertical blind, coved ceiling, Adams style fireplace and hearth with inset coal effect electric fire, wood grain effect floor finish to the dining area with downlighters above, wall light points, further double glazed window with vertical blind overlooking the large rear garden, two box panelled radiators. Twin glazed Georgian style doors leading to kitchen.

**KITCHEN**

3.05m x 2.92m (10' x 9'7")



Fitted with a modern range of base and wall mounted cupboards and drawers with an off white finish to door and drawer fronts with contrasting stone effect working surfaces, it includes an inset one and half bowl stainless steel sink and mixer tap with drainer, inset four ring gas hob with concealed hood above, integrated oven, fridge, pelmet lighting, ceiling downlighting, enclosed downstairs cupboard, tile effect floor finish, panelled radiator. Panelled door leading to side entrance.

**SIDE ENTRANCE**

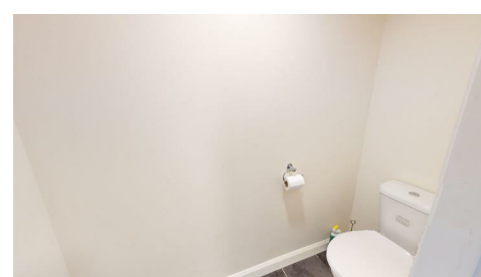
Enclosed side entrance extending from the parking area to the rear garden with UPVC doors to either end.

UTILITY ROOM

2.03m x 1.60m (6'8" x 5'3")



Fitted base unit with worktop and inset sink, void and plumbing for washing machine, tiled splash, double glazed window.

CLOAKROOM

Low level WC.

FIRST FLOOR LANDING

Window to gable.

BEDROOM ONE

3.66m x 3.25m (12' x 10'8")



Wide double glazed window to front with vertical blind, mirror fronted sliding door wardrobe, panelled radiator.

BEDROOM TWO

3.66m x 3.15m (12' x 10'4")



Double glazed window with vertical blind overlooking the rear garden and beyond the playing fields of Borthwyn primary school, fitted cupboard, panelled radiator.

BEDROOM THREE

2.77m x 2.06m (9'1" x 6'9")



Double glazed window with blind to front, panelled radiator.

BATHROOM

2.54m x 1.80m (8'4" x 5'11")



Modern white suite comprising panelled bath with grip handles and a thermostatic shower over, pedestal wash basin and WC, fully tiled walls to a travertine style with decorative dado, fitted airing cupboard, wall mounted mirror, panelled radiator.

OUTSIDE

The property is approached over a wide

driveway providing ample space for parking two cars with access to an attached garage. The front garden is designed for low maintenance with low level brick wall and gravelled area with pathway to the right hand gable leading to the rear.

GARAGE

5.23m x 2.03m (17'2" x 6'8")

Metal up and over door to front, personal door leading to the enclosed side hallway.

REAR GARDEN

The rear garden is a particular feature of the house and enjoys a predominately westerly aspect with screen fencing to three sides. There is a wide flagged patio together with pathways, two lawned areas together with established flower and shrub borders and a timber framed and panelled garden shed.

**DIRECTIONS**

From the agent's Ruthin office proceed down Clwyd Street and on reaching the junction with Meurog Street bear right and immediately left onto Denbigh Road. Continue for some 75yds and take the first left into Tyn Y Parc and continue for

approximately 150yds and the property will be found on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band C

AGENTS NOTES**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 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 Ruthin office 01824 703030.

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

HE/PMW