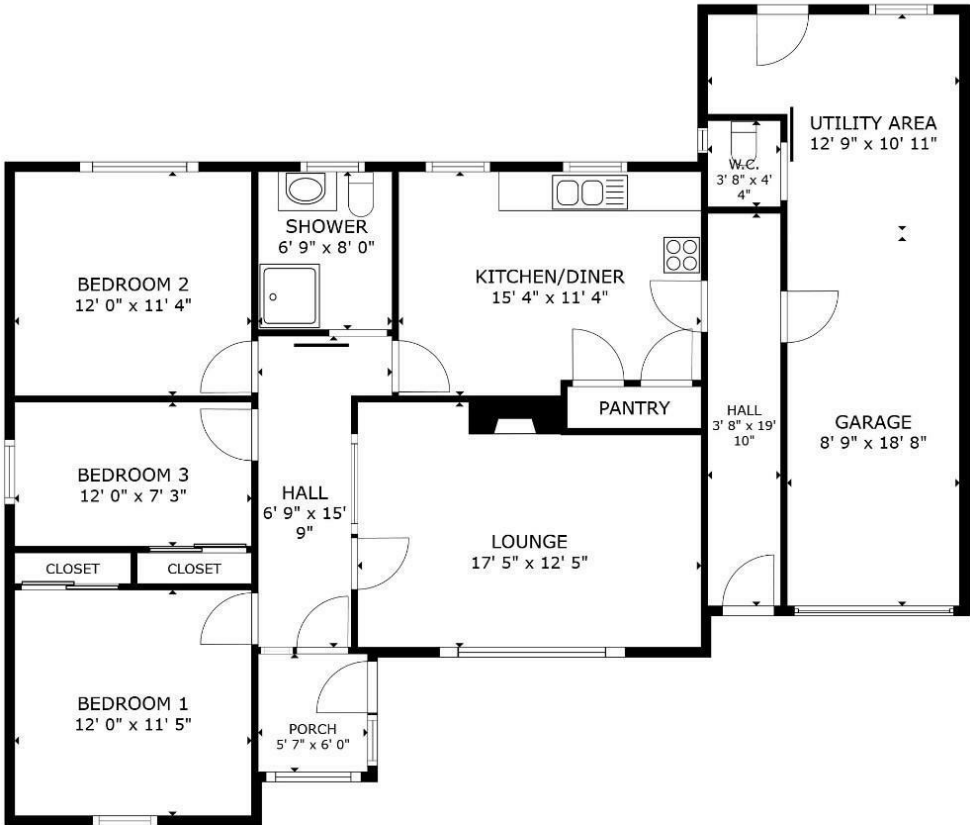


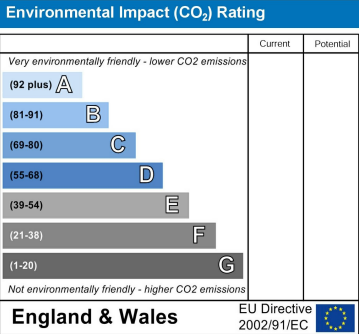
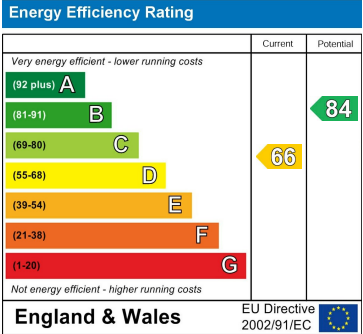
41 Castle Park, Ruthin, Denbighshire, LL15 1DG



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,164 sq.ft.  
EXCLUDED AREAS : GARAGE 163 sq.ft.  
TOTAL : 1,164 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport —



**41 Castle Park**  
Ruthin, Denbighshire,  
LL15 1DG

**Offers Around**  
**£335,000**

A THREE BEDROOM LINK DETACHED BUNGALOW standing within a very large corner plot with splendid un-interrupted views over adjoining farmland westwards towards Ruthin Castle and wooded countryside. The bungalow stands in an enviable position within this noted residential development benefiting from probably one of the largest plots within Castle Park and Ffordd Gwynedd.

It affords an outbuilt and enclosed entrance porch, central hall, lounge, kitchen/dining room, three bedrooms and modern shower room, enclosed side passageway with integral garage extended to the rear to provide a utility area with cloakroom and WC. Wide driveway in providing ample space for parking together with lawned garden and a truly splendid garden to the rear being mainly lawned with greenhouse and garden shed. Inspection recommended.

**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, 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

### ENTRANCE PORCH

1.83m x 1.70m (6' x 5'7")

Outbuilt and enclosed entrance porch with double glazed windows and door leading in, tiled floor. Glazed inner door leading to reception hall.

### RECEPTION HALL

4.80m x 2.06m max (15'9" x 6'9" max)



Access to roof void, coved ceiling, radiator. Glazed screen and panelled door leading to lounge.

### LOUNGE

5.31m x 3.78m (17'5" x 12'5")



An attractive room with a wide double glazed picture window to front with vertical blinds, coved ceiling, tiled fireplace and hearth with fitted gas fire, TV point, low level panelled radiator.



### KITCHEN/DINING ROOM

4.67m x 3.45m (15'4" x 11'4")



A well lit room with two double glazed windows affording far reaching westerly views across the garden and adjoining farmland towards wooded countryside. Fitted base and wall units with woodgrain effect working surface to include inset two and half bowl sink with mixer tap, electric cooker point, two walk-in pantry cupboards with shelving, modern woodgrain effect floor finish, panelled radiator, part glazed door leading to the side passageway.



### BEDROOM ONE

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



Double glazed window to front with vertical blind, fitted double door wardrobe with hanging rail and shelf, panelled radiator.

### BEDROOM TWO

3.66m x 3.45m (12' x 11'4")



Double glazed window to rear with far reaching views, vertical blinds, wall light point, panelled radiator. Free-standing double door wardrobes with central unit providing a combination of hanging rails and shelving.

### BEDROOM THREE

3.66m x 2.21m (12' x 7'3")



Double glazed window to side, fitted double door wardrobe, panelled radiator.

### SHOWER ROOM

2.44m x 2.06m (8' x 6'9")



Modern suite with integrated floor shower with glazed screen and high output thermostatically controlled shower valve, wall mounted cabinet with large bowl and storage beneath, integrated toilet with concealed cistern, fully lined walls, extractor fan, double glazed window, chrome towel radiator.

## OUTSIDE



The property stands in a large corner plot to the head of the cul de sac. It has a long and wide tarmacadam driveway leading in providing ample space for parking two or three cars together with access to the integral garage. Adjoining is a lawned garden being bounded in part by a low level brick wall with shrubbery border. There is a paved pathway leading to the front door.

### ENCLOSED PASSAGEWAY

6.05m x 1.12m (19'10" x 3'8")

Double glazed door to front leading to an enclosed passageway which provides access to both the garage and the kitchen. Modern wood grained effect floor covering.

### GARAGE

5.69m x 2.67m (18'8" x 8'9")

Electric up and over door to front, electric light and power installed. The garage has been extended to provide a very useful utility area 12'9" x 10'11" (L-shaped) to its rear with plumbing for washing machine and space for tumble dryer, two double glazed windows and matching door leading out, pedestal wash basin.

### CLOSET

Sliding door to a cloakroom with low level WC.

### REAR GARDEN



A particular feature of the bungalow is the extensive garden to rear which extends for some distance and from which there are truly delightful views over adjoining farmland with south-westerly views across towards wooded countryside and in the west Ruthin Castle. There is a flagged patio, timber framed and panelled garden shed, extensive lawned area with raspberry canes, ornamental trees and a gated side access leading to the front of the bungalow. There is an aluminium framed lean-to greenhouse 10' x 6'



There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

### \*EXTRA SERVICES - REFERRALS

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.

### \*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.

### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW



## AGENTS NOTES

### COUNCIL TAX

Denbighshire County Council - Tax Band E

### TENURE

Freehold.

### DIRECTIONS

From the agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right and follow the road over the zebra crossing. Continue for 0.5 mile and take the second right into castle park. Turn left and follow the estate road around the right hand bend and number 41 is directly ahead at the end of the next section of road.

### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.