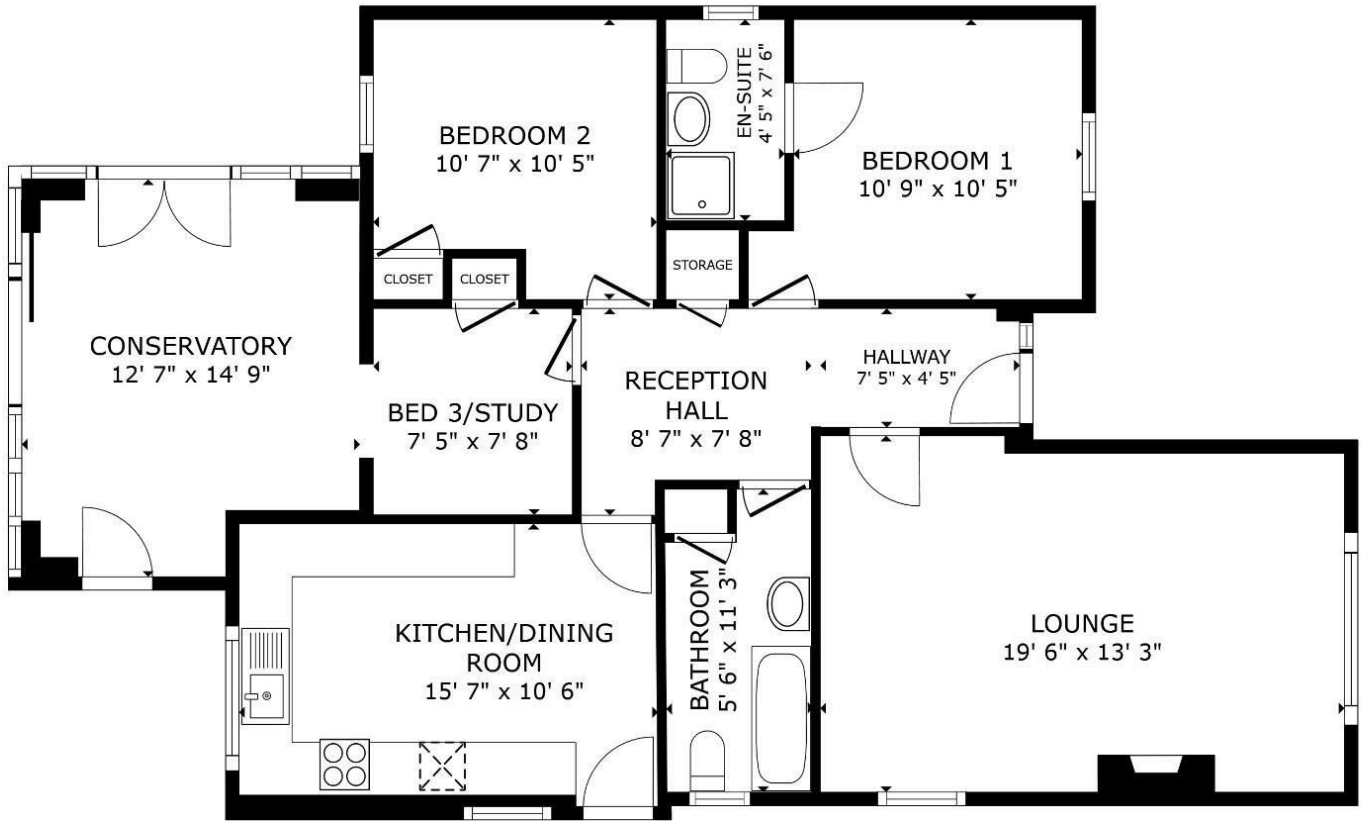


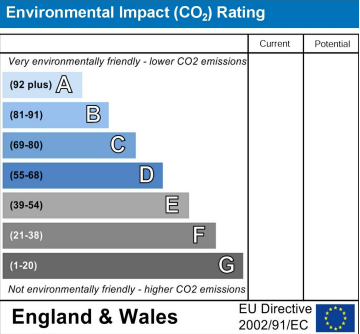
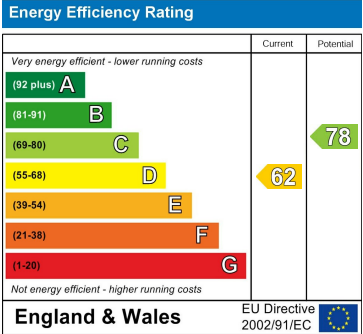
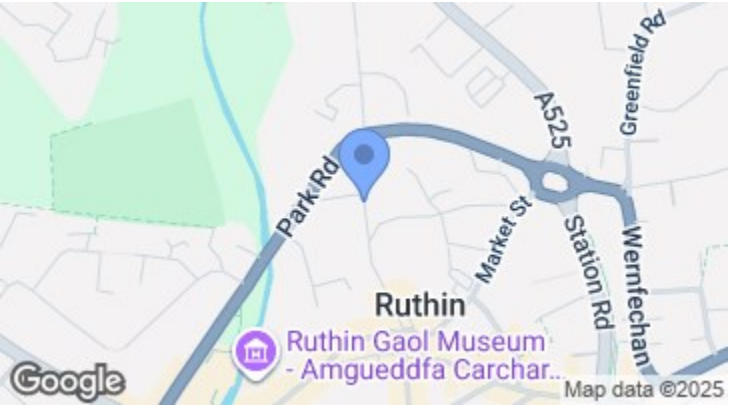
Ty Twt Prior Street, Ruthin, Denbighshire, LL15 1LT



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 933 sq.ft.
EXCLUDED AREAS : CONSERVATORY 173 sq.ft.
TOTAL : 933 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport —



Ty Twt Prior Street
Ruthin, Denbighshire,
LL15 1LT

Price
£365,000

A MODERN THREE BEDROOM DETACHED BUNGALOW WITH CONSERVATORY and detached garage, standing in a mature and very private setting just off Prior Street only a short distance from St Peters Square and the town centre.

This attractive bungalow has benefited from recent modernisation and refurbishment. It is designed to a spacious plan with well proportioned accommodation arranged around a large central hall. It offers a deep recessed porch, large hall with access to roof void, spacious lounge with attractive fireplace, newly refurbished luxury fitted kitchen/dining room with an extensive range of integrated appliances and breakfast bar, bedroom one with en suite shower room, two further bedrooms, with bedroom three used as an occasional study which extends into an adjoining conservatory, bathroom with WC, quite spacious and low maintenance gardens with screen fencing, wide tarmac driveway providing ample space for parking 3/4 cars and large detached single garage. 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



Ruthin is an historic town in Denbighshire, nestling in the heart of The Vale of Clwyd. Known for its medieval architecture and The Castle dating back to the 13th century it has a wide range of shops and local facilities and primary and secondary schools.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Deep recessed entrance with heather brown tiled step leading to UPVC double glazed front door with panel to side. It opens to a very spacious entrance hall.

ENTRANCE HALL

4.88m x 2.34m max (16' x 7'8 max)



Pull down loft ladder, wall light point, walk-in cloaks cupboard with hanging rail and shelf and radiator, panelled radiator.

LOUNGE

5.94m x 4.04m (19'6 x 13'3)



A very spacious and elegant room with two double

glazed windows. Adams style fireplace in white composite stone with matching hearth and inset log effect Living Flame electric fire, wall light points, woodgrain effect floor finish, TV point, panelled radiator.



KITCHEN/DINING ROOM

4.75m x 3.05m - 1.83m (15'7 x 10'-6)



Newly refurbished with an extensive range of high quality furniture with a light toned grey finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include a peninsula divide and breakfast bar.



It is fitted with an extensive range of appliances with an inset four ring electric hob with stainless steel extractor hood above, integrated oven, microwave, dishwasher, freezer, fridge, Lamona integrated washing machine and tumble dryer. Pull out bin unit with recycling trays, concealed and modern Ideal Exclusive 2 gas fired combination boiler providing heating and hot water.



Attractive mosaic effect tiled upstands and windowsill, ceiling downlighters, double glazed window, door to side. Stone effect floor finish, panelled radiator.

BEDROOM ONE

3.28m x 3.18m (10'9 x 10'5)



Double glazed window to front, panelled radiator.

EN SUITE SHOWER ROOM



Corner cubicle with high output valve, pedestal wash basin and WC, part tiled walls to a decorative dado, double glazed window, inset ceiling lighting, extractor fan, radiator.

BEDROOM TWO

3.23m x 3.18m (10'7 x 10'5)



Double glazed window with aspect over the side

garden and distant views towards the historic Ruthin Jail, walk-in wardrobe with hanging rail and shelf, panelled radiator.

BEDROOM THREE

2.34m x 2.26m (7'8 x 7'5)



Presently used as a home office with built-in cupboard with shelving and panelled radiator. It opens to an adjoining conservatory.

CONSERVATORY

4.50m x 3.84m (14'9 x 12'7)



Enjoying a predominately southern aspect, it has double glazed windows to include a wide double glazed sliding patio window, single glazed door and twin glazed doors opening to the garden. Pitched polycarbonate roof and panelled radiator.

BATHROOM

3.43m x 1.68m (11'3 x 5'6)



White suite comprising panelled bath with combination shower and tap unit, pedestal wash basin and WC, fully tiled walls with attractive dado, inset ceiling lighting, extractor fan, fitted airing cupboard with slatted shelving and radiator. Wall mounted mirror with light, panelled radiator.

OUTSIDE

The property stands in a very secluded setting located to the lower part of Prior Street. It is approached over a private no through lane providing access to this and adjoining property. Thereafter there are two wide galvanised gates opening to a wide tarmac driveway providing ample space for parking 3 cars and access to a detached garage.

GARAGE

Detached garage with metal up and over door to front, electric light and power installed.

GARDENS



The gardens have benefited from extensive landscaping. There are sweeping lawns which extend around three sides with concrete pathways, a number of mature trees to include weeping willow and rhododendron, the whole is well fenced to three sides.



DIRECTIONS

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the second left onto Park Road. Continue for a short distance and take the second left into Prior Street and follow the road around to the right whereupon the driveway leading to the bungalow will be found immediately adjoining the former St Johns Ambulance building.

COUNCIL TAX

Denbighshire County Council - Tax band E

TENURE

Freehold.

*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.

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.

*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 - 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.

VIEWING

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

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

HE/PMW