

133 Parc Y Dre Road, Ruthin, Denbighshire, LL15 1PH



LOCATION



Located on the popular Parc y Dre development, this home is within easy reach of Ruthin town centre, local shops, schools, and amenities. The area offers a friendly community feel with nearby parks, leisure facilities, and access to the Clwydian Range for scenic walks. Excellent road links connect to Denbigh, Mold, Wrexham, and Chester, making it ideal for commuters.

EXTERNAL



ENTRANCE HALL

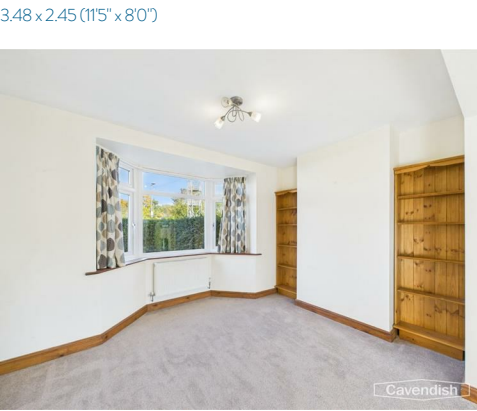
3.54 x 1.69 (11'7" x 5'6")
Accessed via a wooden front door with glazed inset panel, the welcoming hallway features oak-effect flooring, open under-stairs storage with coat hooks, and leads directly to the main reception room.

LOUNGE/DINER



A bright and spacious dual-aspect lounge/diner with a bay window to the front and patio doors opening onto the rear decking. The room includes an electric fire, neutral décor, and fitted shelving to either side of a feature chimney breast — providing both style and practicality.

DINING ROOM



LIVING ROOM



KITCHEN



Fitted with a range of wood-effect cupboards and black marble-effect

work surfaces, the kitchen includes a built-in fridge freezer, oven, and induction hob, as well as space for a washing machine. Double-glazed windows provide views over both the driveway and rear garden, and there is a side door giving external access.



OUTDOOR UTILITY

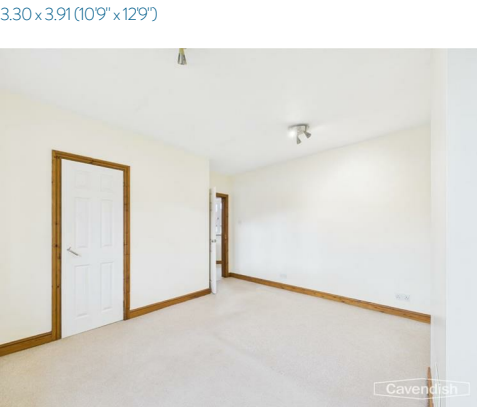


A utility shed with power, lighting, fitted cupboards, and work surfaces offers excellent additional storage and space for appliances such as a tumble dryer.

LANDING

1.87 x 0.93 (6'1" x 3'0")
A bright, open landing area with beige carpets, wooden banister, airing cupboard housing the boiler, and loft access.

BEDROOM1



A generous double bedroom with built-in storage, radiator, and a large double-glazed window overlooking the rear garden.



BEDROOM2



A comfortable small double bedroom with built-in storage, shelving, and a large window overlooking the front garden and nearby fire station.



BEDROOM3

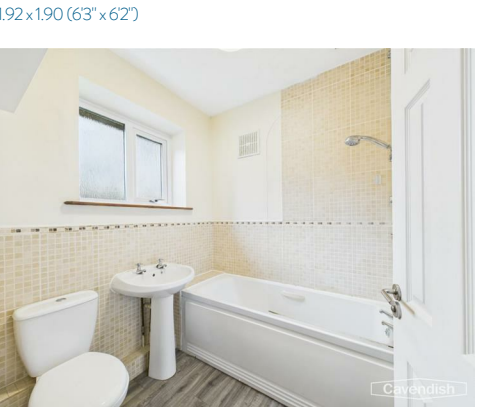


A well-proportioned single bedroom or nursery featuring two

double-glazed windows offering dual aspect views over the front and side of the property.



BATHROOM



Modern three-piece suite comprising a bath with shower over, WC, and wash basin, complemented by beige patterned tiles and a frosted window for privacy.

REAR GARDEN



The rear garden is triangular in shape, featuring a decking area accessed from the lounge patio doors, a paved area, and ample space for outdoor seating or play.

TENURE

*Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Denbighshire County Council - Council Band C

AML

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

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.

PRIORITY INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a6 property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

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

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

DIRECTIONS

Head north-east on Market St towards Wynnstay Rd — go for 0.2 miles.-At Cylchfan Briec Roundabout, take the 1st exit onto Park Rd (A494) — continue for 0.3 miles.-Turn right onto Parc-Y-Dre Rd.-The property will be on the left.