



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

£330,000

 3  1  2  F

EPC - F38 Council Tax Band - E Tenure - Freehold

Castle Park, Ruthin

3 Bedrooms - House - Detached

**** NO ONWARD CHAIN WITH FANTASTIC VIEWS TO THE REAR **** Three bedroom, two reception room detached dormer bungalow situated within Castle Park, which is located in a sought after residential area of Ruthin, a short walk into the town centre and all local amenities. Having superb open countryside views from the rear elevation. Further benefits include double glazing, gas central heating, garage, off street parking, gardens to the front and rear garden offering superb views. Viewing recommended. EPC Rating F38, Tenure - Freehold, Council Tax Band - E



Accommodation

Sliding double glazed door leads into

Entrance Porch

With double glazed door leading into

Entrance Hall

Doors off to all rooms, stairs leading the first floor.

Living Room

21'11" x 12'11" (6.68 x 3.94 (6.675 x 3.942))
With two double panelled radiator, double glazed window to the front, fire suite with slate hearth and double doors lead into

Sitting Room

20'10" x 13'11" (6.35 x 4.24 (6.357 x 4.244))
With double panelled radiator, large double glazed picture window to the rear elevation with superb open views and further double glazed window to the side elevation.



Kitchen

13'10" x 8'3" (4.22 x 2.51 (4.226 x 2.515))
With a range of wall, drawer and base units, stainless steel sink with mixer tap, free standing electric cooker and double glazed window to the rear with open views. Door leads into

Utility room

7'5" x 5'7" (2.26 x 1.70 (2.261 x 1.695))
With plumbing for a washing machine, void for a tumble dryer, wall and base units, timber part glazed door leading to the rear elevation and single glazed window to the rear.

Walk in Pantry

5'5" x 4'8" (1.65 x 1.42 (1.658 x 1.430))
With shelving, void for fridge freezer and double glazed obscure window to the side elevation.

Ground Floor Bedroom One

11'6" x 9'8" (3.51 x 2.95 (3.495 x 2.937))
With fitted wardrobes, double panelled radiator and double glazed window to the front elevation.



Bathroom

5'5" x 6'5" (1.65 x 1.96 (1.652 x 1.945))

With low flush W.C, wall hung wash basin, panelled bath with electric show over, laminate flooring, part tiled and double glazed window.

First Floor Landing

Doors off to all rooms, large picture window overlooking the front elevation.

Bedroom Two

14'10" x 11'7" (4.52 x 3.53 (4.530 x 3.535))

With double panelled radiator and double glazed window to the front elevation.

Bedroom Three

13'10" x 11'9" (4.22 x 3.58 (4.215 x 3.588))

With inbuilt storage cupboard, double panelled radiator and double glazed window to the front elevation

First Floor Cloakroom

5'7" x 3'3" (1.70 x 0.99 (1.695 x 0.981))

With low flush W.C, wash basin and sky window.

Outside

The property is approached by a driveway for ample off street parking with the front garden being laid to lawn with a border offering a variety of flowering shrubs.

Pathway to the side elevation leads to the rear garden being mainly laid to lawn with a patio area and splendid open views of the countryside, bound by timber fencing.

Directions

From our Ruthin office proceed down Well Street, at the junction bear right and follow the road onto Wrexham Road. Continue along this road for approximately half a mile and turn right into Castle Park, then left and follow the road





TOTAL: 134.9 m² (1,452 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

williams
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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

Call us on
01824 704050

Ruthin@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

williamsestates