



10 Castle Park, Ruthin, LL15 1DF

£315,000

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EPC - D64 Council Tax Band - E Tenure - Freehold

Castle Park, Ruthin

4 Bedrooms - House

NO CHAIN. A detached family home located on the outskirts of Ruthin Town Centre benefitting from uPVC double glazing and gas central heating. The accommodation provides entrance porch, hall, living/dining room, kitchen, utility, two bedrooms and bathroom to the ground floor with two further bedrooms and a shower room to the first floor.

To the front of the property is off road driveway parking and a single garage with a large garden and patio area to the rear.

EPC Rating - D64, Tenure - Freehold, Council Tax Band - E



uPVC double glazed sliding door opening to:

Porch

Double glazed side panel, wooden glazed door opening to:

Reception Hall

Wooden floor, two radiators, stairs rising off to the first floor, storage cupboard, doors leading to

Living Room

14'9" x 10'10" into alcove (4.51 x 3.32 into alcove)

An bright and spacious L shaped room with a living flame gas fire sat on a tiled hearth with tiled surround, two radiators, uPVC double glazed window to the rear. Opening through to:

Dining Area

10'7" x 9'7" (3.25 x 2.94)

Radiator, serving hatch to kitchen, uPVC double glazed sliding door leads to the rear patio.

Kitchen

10'11" x 10'9" (3.33 x 3.28)

Well fitted with a range of base and wall mounted cupboards and drawers, complimentary working surfaces, integrated electric oven with four ring electric hob and extractor hood over, one and half bowl sink with drainer and mixer tap, tiled splashbacks, uPVC double glazed window to the rear elevation, tiled floor, space for dining table, central heating radiator, tall cupboard housing a microwave, part glazed door leading to:

Utility

12'2" x 5'5" min (3.73 x 1.66 min)

Fitted with base and wall units, void and plumbing for washing machine, dishwasher and tumble dryer, central heating boiler, space for large fridge and freezer, tiled floor, uPVC double glazed door leading to the rear garden. A wooden glazed door opens into an inner hallway with wall mounted cupboard and uPVC double glazed door opening onto the front drive



Ground Floor Bedroom One

11'3" x 10'11" (3.45 x 3.33)

Radiator, uPVC double glazed window to the front elevation

Ground Floor Bedroom Two

12'6" x 7'11" (3.83 x 2.42)

Radiator, uPVC double glazed window to the front elevation

Ground Floor Bathroom

8'11" x 6'4" (2.72 x 1.94)

Fitted with a white three piece suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, WC, tiled floor, heated towel rail, uPVC obscure double glazed window to the front elevation

Stairs from hall to:

Landing

Under eaves storage, doors lead off to

Bedroom Three

15'3" x 12'9" (4.66 x 3.90)

Built in wardrobes with hanging rail, radiator, wash hand basin, cupboard providing access to eaves storage, uPVC double glazed window to the front elevation.

Bedroom Four

12'5" max x 12'2" (3.80 max x 3.71)

Built in wardrobe with double doors, hanging rail, single wardrobe with shelving, access to the eaves providing storage, pedestal wash basin, radiator, uPVC double glazed window to the front elevation

First Floor Shower Room

12'8" x 6'4" (3.88 x 1.94)

Fitted with a corner shower enclosure and electric shower, pedestal wash basin, WC, radiator, two uPVC double glazed windows to the front elevation, partially tiled floor.

Outside

To the front there is a block paved drive providing parking, raised beds stocked with a variety of shrubs and mature plants. The rear garden has a lawned area, paved patio, wooden garden shed and is bounded by timber fencing

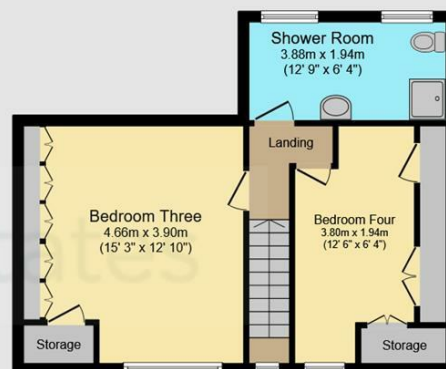
Garage

Electric roller door, power and light

Directions

From our Ruthin office proceed down Well Street and stay right at the junction onto Wrexham Road, continue as if heading out of Ruthin and turn right before the national speed limit sign onto Pen y Maes and the property can be found ahead of you



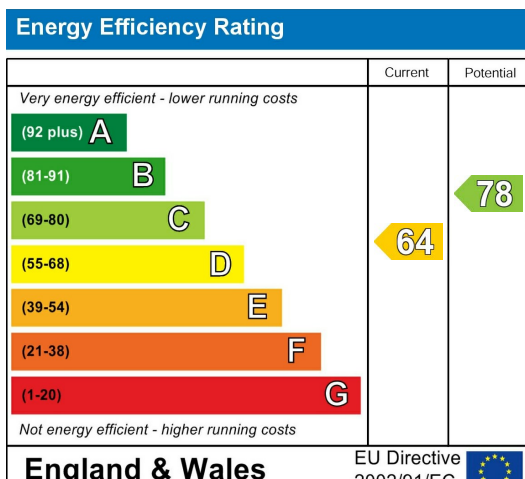


TOTAL: 143.5 m² (1,545 sq.ft.)

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

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