



Ty Twt Prior Street, Ruthin, LL15 1LT

£385,000

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EPC - D62 Council Tax Band - E Tenure - Freehold

Prior Street, Ruthin

3 Bedrooms - Bungalow - Detached

A beautifully presented bungalow hidden away in a corner of Prior Street is on the market with NO ONWARD CHAIN.

The property is accessed via a side driveway which is owned and maintained by Ty Twt and leads to a private driveway providing ample off road parking.

There are two double bedrooms, master with en-suite and a third single bedroom come office leads to the conservatory with under floor heating, a bright and spacious living room and well fitted kitchen fitted with brand new integrated appliances to include washing machine, tumble dryer, dishwasher, microwave, fridge and freezer.

The property has uPVC double glazing throughout, gas central heating and electrically operated blinds to the kitchen windows and benefitted from a scope of upgrading works in 2023 including roof, new drains and a rewire

EPC Rating - D62, Tenure - Freehold, Council Tax Band - E



The accommodation provides:

Obscure glazed double door with obscure glazed side panels leading to the:

Reception Hall

Radiator, tiled floor, access to roof space, storage cupboard with hanging rail and shelving, radiator, doors lead to all rooms.

Living Room

19'6" x 12'10" (5.96 x 3.93)

A bright and spacious room with a remote control electric convincing flame fire with thermostatic fan set in a marble effect surround and hearth, wood laminate floor, radiator, uPVC double glazed windows to the front and side elevations.

Kitchen

15'11" x 10'1" (4.87 x 3.09)

A well fitted kitchen with a range of base and wall mounted cupboards and drawers, complimentary wood effect working surfaces extended to provide breakfast bar and seating area, tiled splash backs, electric oven, four ring ceramic hob and extractor hood over, integrated washing machine, dishwasher, tumble dryer, microwave, fridge and freezer, pull out recycling unit, 1 1/2 bowl sink unit with mixer tap, tiled floor, radiator, uPVC double glazed windows to the rear and side elevations with electronically operated blinds, part glazed door leads to the side of the property



Bedroom One

11'2" x 10'5" (3.41 x 3.18)

Tiled floor, radiator, uPVC double glazed window to the front elevation, door leads to

En suite

7'5" x 4'2" (2.28 x 1.29)

Corner shower enclosure with mixer shower, pedestal wash hand basin, W.C., radiator, tiled floor, uPVC double glazed window to the side elevation



Bedroom Two

10'8" x 8'7" min (3.27 x 2.64 min)

Built in cupboard with hanging rail and shelf, radiator, tiled floor, uPVC double glazed window to the rear elevation.

Bedroom Three/Office

7'8" x 7'6" (2.35 x 2.31)

Built in cupboard with shelving, radiator, tiled floor, opening to:

Conservatory

11'10" x 9'8" (3.62 x 2.97)

Tiled floor with underfloor heating, uPVC double glazed French doors, sliding patio door and single door lead to the rear garden.

Bathroom

9'4" in x 5'4" (2.85min x 1.65)

Bath with shower head attachment and mixer tap, pedestal wash hand basin, W.C., fully tiled walls, tiled floor, radiator, airing cupboard with slatted shelving and radiator, obscure uPVC double glazed window to the side elevation

Outside

A private driveway which is owned and maintained by the property provides access to Ty Twt via double wrought iron gates onto a tarmac drive providing parking and access to a single garage. Slabbed path lead either side of the property to the rear. There is a lawn area which sweeps from the front with a stepping stone slab path along the side and continues to the rear. Bounded by timber fencing and stone walling

Garage

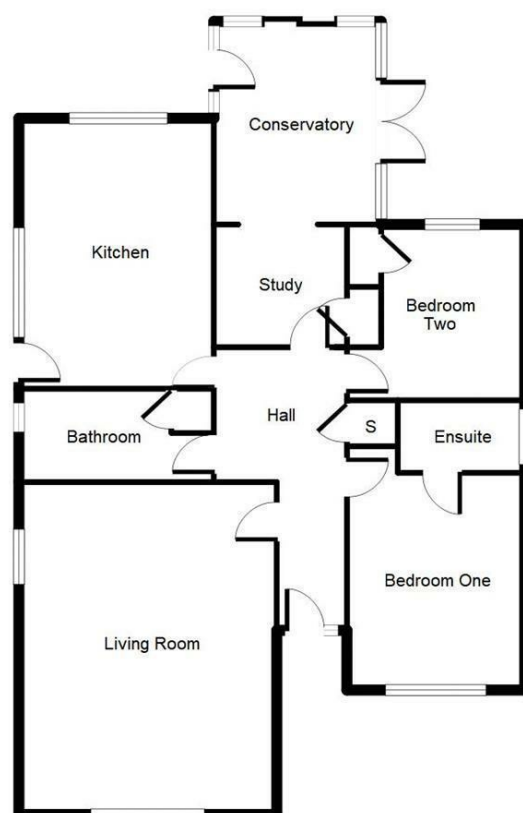
19'0" x 9'2" (5.812 x 2.803)

Up and over door, power and light, obscure glazed window to the rear.

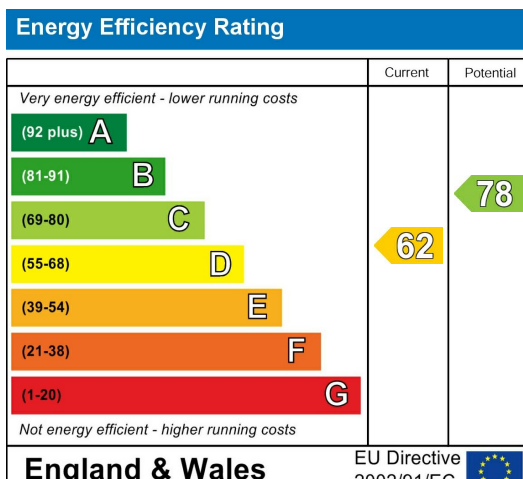
Directions

On foot leave the Ruthin office and continue over St Peters Square and down Prior Street (one way), the property can be found at the bottom of the hill by way of our For Sale.





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.



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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.

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