

**11 Tyn Y Parc, Ruthin, LL15 1LH**

**£340,000**

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**EPC - C74    Council Tax Band - D    Tenure - Freehold**



# Tyn Y Parc, Ruthin

## 4 Bedrooms - House - Detached

**\*\*NO ONWARD CHAIN\*\*** Williams Estates are delighted to offer For Sale a beautifully presented and extended four-bedroom detached family home in the sought-after town of Ruthin. The layout of this property includes a welcoming hallway that guides you to the kitchen/dining area, living room and a convenient utility & W.C to the ground floor. Ascending to the first floor, there are four generously proportioned bedrooms, office space and a well-appointed bathroom. The property has the benefit of double glazing, gas central heating and underfloor heating to the ground floor, off-road parking and a maintainable private rear garden. EPC Rating - C74, Council Tax Band - D, Tenure - Freehold.



### Accommodation

Composite glazed front door leading into;

### Entrance Hall

Oak flooring with doors leading to the living room and kitchen and a staircase ascending to the first floor. There is a useful under stairs storage cupboard housing the electricity meter.

### Living Room

21'0" x 11'8" (6.417 x 3.578)

Featuring a uPVC double-glazed window to the front elevation, this room includes a recessed fireplace with a log-burning stove, uPVC French doors at the rear providing access to the garden and recessed down lights.

### Kitchen/Diner

10'8" x 8'6" (3.265 x 2.598)

The kitchen features granite worktops complemented by matching wall and base units, partially tiled splashbacks, and an integrated stainless steel sink with a mixer tap. A uPVC double-glazed window at the rear offers natural light, while integrated appliances include a dishwasher, wine cooler, and microwave. The kitchen is equipped with a 5-ring gas hob, a double oven, and a stainless steel extractor hood, oak flooring. There are ample wall sockets, and the space opens seamlessly into the dining and living area.

### Dining/Living Area

21'11" x 8'6" (6.691 x 2.600)

A spacious room with oak flooring, offering ample space for a large dining table and additional seating. The uPVC double-glazed window at the front elevation provides plenty of natural light, complemented by downlights. The room also features ample wall sockets and a door leading into the utility.

### Utility

5'1" x 7'5" (1.566 x 2.283)

This area includes provisions for a washing machine and space for a tumble dryer, featuring laminate worktops and base units. A wall-mounted gas boiler, a uPVC double-glazed window at the rear and includes a composite stable door leading outside, oak flooring. Storage cupboard for added convenience.

### Cloakroom

5'0" x 2'10" (1.543 x 0.874)

The bathroom features a low flush W.C., a vanity wash basin, a uPVC obscure double-glazed window at the rear elevation and an extractor fan.



### First Floor Landing

This area features a turned staircase with down lights, doors leading to all rooms, one storage cupboard, one airing cupboard, a double radiator and also a loft access hatch.

### Bedroom One

12'0" x 11'3" (3.683 x 3.451)

A bright and spacious double bedroom featuring an expansive uPVC double-glazed window at the front elevation and a double radiator.

### Bedroom Two

18'4" x 7'7" (5.605 x 2.322)

A double bedroom featuring two uPVC double-glazed windows at the front elevation, two double radiators, and a recessed storage cupboard serving as a wardrobe.

### Bedroom Three

9'4" x 10'6" (2.862 x 3.216)

Double bedroom with a uPVC double-glazed window at the rear elevation, a recessed storage cupboard, and integrated double mirrored wardrobes.

### Bedroom Four

8'6" x 9'11" (2.614 x 3.041)

Double bedroom featuring a uPVC double-glazed window overlooking the rear, accompanied by a double radiator.

### Office/Study

7'11" x 5'8" (2.420 x 1.751)

Providing a uPVC double glazed window to the rear elevation and a double radiator.

### Family Bathroom

11'5" x 5'6" (3.482 x 1.679)

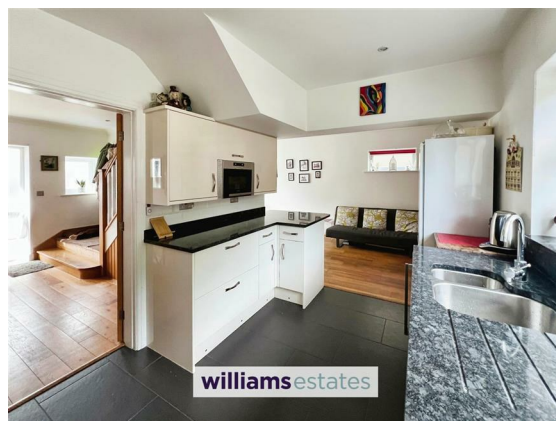
The bathroom features tiled flooring, with half-tiled walls around the bath area and fully tiled walls in the shower enclosure. It includes a low flush W.C., vanity wash basin, bathtub, and a walk-in shower with a glass panel. Additionally, there is a wall-mounted towel rail, an extractor fan, and a uPVC obscure double-glazed window on the side elevation.

### Outside

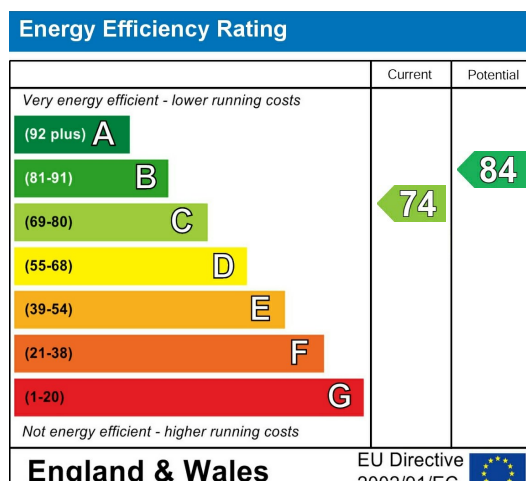
Access to the rear garden is available from the front elevation down the side, leading to a predominantly paved garden. Steps lead up to a raised foundation area featuring mostly paving with a small lawned section. The garden is enclosed by timber fencing and includes two sheds having light and power a covered outdoor seating area, a south-facing orientation, and a small vegetable patch. Tall trees at the rear enhance the privacy. Outside electrical socket, lighting and water supply.

### Directions

From the Williams Estates Office, continue to the top of Well Street, at the roundabout, take the second exit onto Clwyd Street, continue to the bottom of Clwyd Street until you reach the junction, take a right and then a left on Denbigh Road and Tyn Y Parc is the first turning on your left.



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.