



**10 The Park, Ruthin, LL15 1PL**

**£349,950**

 4  2  2  C

**EPC - C70    Council Tax Band - E    Tenure - Freehold**



# The Park, Ruthin

## 4 Bedrooms - House - Detached

This property is ideal for families seeking a welcoming home, a spacious detached home with four well-proportioned bedrooms, the house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests, the property has two bathrooms conveniently located, a kitchen with utility off, large conservatory and for those with vehicles, the property offers parking for up to five cars, a rare find that adds to the convenience of this lovely home.

In summary, this detached house, presents an exceptional opportunity for anyone looking to settle in a spacious and well-appointed residence. With its ample living space, modern amenities, and convenient parking, this property is sure worth viewing.



### Accommodation

A uPVC double glazed door leading into the hallway with under stairs storage cupboard, power points, radiator and doors off

### Reception

18'11" x 10'10" (5.767 x 3.312)

A large bright and airy room, with power points, radiator and large uPVC window to the front elevation.

### Kitchen / Dining Room

18'10" x 11'6" (5.741 x 3.517)

A good sized kitchen dinner, with wall draw and base units with work tops above, one and half sink drainer with stainless steel mixer tap, four ring gas hob with stainless steel extractor fan above, tiled splash backs, power points, uPVC double glazed window to the rear elevation, radiators, uPVC double glazed sliding door to the conservatory, and further door leading into:

### Utility room

8'9" x 5'4" (2.680 x 1.629)

Having void for washer machine, power points, small uPVC double glazed window to the rear elevation, door leading into

### Shower room

6'4" x 4'3" (1.931 x 1.316)

With low flush W.C, wash basin and corner shower with electric shower head, stainless steel wall mounted heated towel rail, small uPVC double glazed window to the rear elevation.

### Reception Room/ Bedroom 4/ Office

14'9" x 8'1" (4.519 x 2.473)

A good sized multi versatile room, having power points, radiator, small cupboard housing electric meter and uPVC double glazed window to the front elevation.

### Conservatory

9'3" x 18'10" (2.824 x 5.759)

A good sized room running the length of the kitchen/dinner, with radiator and uPVC double glazed windows around and patio doors to the rear garden.



## Landing

Stairs from the ground floor hallway to the first floor, with uPVC double glazed window to the side elevation and doors off

## Bedroom one

10'9" x 18'10" (3.298 x 5.755)

A spacious room having built in wardrobes, radiator, power points and uPVC double glazed window to the front elevation.

## Bedroom Two

9'6" x 11'6" (2.917 x 3.518)

A good sized room with power points, radiator and uPVC double glazed window to the rear elevation with views over to the Clwydian Range.

## Bedroom Three

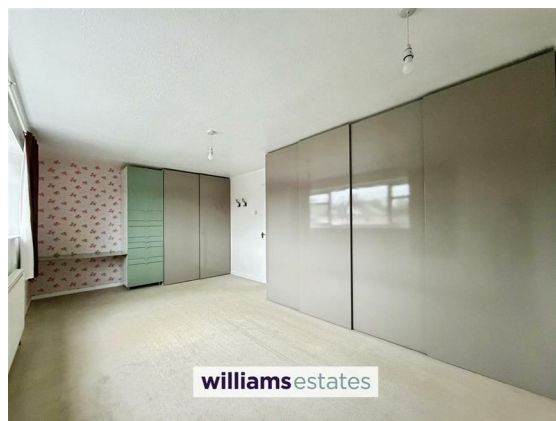
8'11" x 11'6" (2.722 x 3.530 )

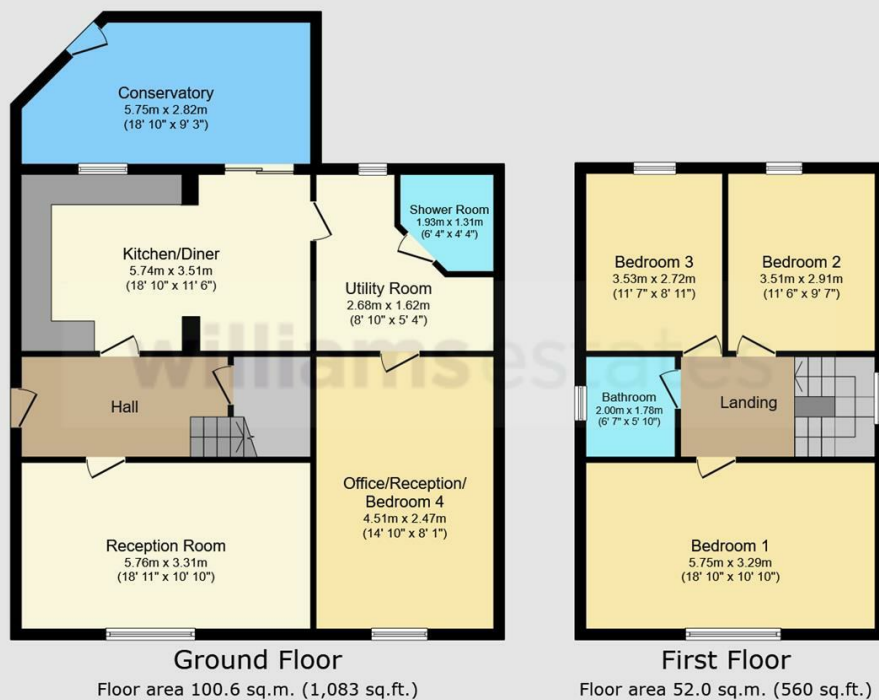
A bright and airy room having built in wardrobes again, power points, radiator and uPVC double glazed window to the rear elevation with views beyond.

## Bathroom

5'10" x 6'6" (1.788 x 2.00)

Having a low flush W.C, vanity wash basin with stainless steel mixer tap, white panelled bath with power shower above, tiled flooring to ceiling, stainless steel wall mounted heated towel rail, uPVC double glazed window to side elevation.





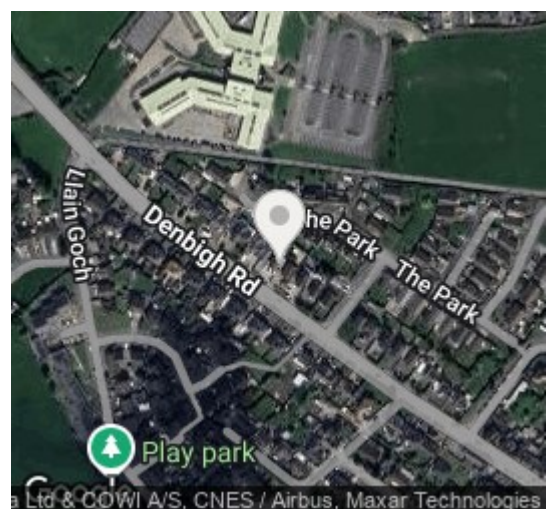
**williams**  
estates

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

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

**williams**estates

Call us on  
01824 704050  
Ruthin@williamsestates.com