



16 Park Road, Ruthin, LL15 1NB

£175,000

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EPC - E45

Council Tax Band - C

Tenure - Freehold

Park Road, Ruthin

2 Bedrooms - House

A deceptively spacious terrace house located on the favoured Park Road overlooking the park and within easy walking distance of all the town's amenities and schools and also offering a wonderful tranquil good sized rear garden with summer house. The accommodation boasts two good sized reception rooms, modern fitted kitchen with utility room off and to the first floor two bedrooms and shower room and to the second floor a spacious loft room. Viewing highly recommended. EPC rating -E45 - Tenure - Freehold - Council Tax Band - C



Accommodation

uPVC door with decorative coloured light leads into

Dining Room

10'10" x 11'11" (3.321 x 3.652)

Spacious room with radiator, feature inglenook fireplace, laminate flooring, power points and uPVC window overlooking the front elevation. Door leads into

Living Room

12'0" into alcove x 15'1" to under stairs 12'8" to (3.676 into alcove x 4.613 to under stairs 3.883 to)

Another spacious room with laminate flooring, power points, open plan under the stairs, good sized radiator, stairs off and uPVC patio doors leading onto the rear garden. Further door leads into



L Shaped Kitchen

9'5" maximum 4'3" minimum x 21'0" maximum 8'1" (2.886 maximum 1.317 minimum x 6.411 maximum 2.466)

Offering wall, drawer and base units with Welsh slate worktops over, newly plastered walls in early 2025, electric cooker point, Belfast sink, power points, integrated dishwasher, power points, void for tall standing fridge freezer, dual aspect uPVC windows to the side elevation and uPVC glazed door leading onto the rear garden. Also a timber door leads into

Utility Room

6'1" x 4'5" (1.862 x 1.370)

With radiator, plumbing for a washing machine, void for a tumble dryer, power points and uPVC window to the side elevation.

Stairs/Landing

From the Living Room, stairs lead to the landing, having a good sized storage cupboard.



Bedroom One

11'8" x 24'3" (3.580 x 7.403)

With exposed timber flooring, radiator and uPVC window to the front elevation overlooking the road and park opposite.

Bedroom Two

8'10" excluding wardrobes x 10'5" (2.717 excluding wardrobes x 3.186)

With exposed timber flooring, inbuilt wardrobe with mirrored sliding doors, radiator and uPVC window to the rear elevation enjoying views of the garden.

Shower Room

10'5" x 5'3" (3.180 x 1.609)

With low flush W.C, pedestal washbasin, walk in shower enclosure with shower panelling, overhead shower, mounted heated towel rail and obscure uPVC window to the rear elevation.

Stairs to Loft Room

Loft Room

14'6" maximum 11'3" minimum x 12'3" to under beam (4.431 maximum 3.440 minimum x 3.754 to under beam)

With radiator, storage into the eaves, power points and double glazed Velux window with inserted window blind.

Rear Garden

Firstly having a patio area from both the Living Room and Kitchen offering a sunny aspect. Also having a timber store. The garden then continues along golden gravel with stepping stones and stocked borders offering a variety of shrubs and plants. Continuing along through a garden timber arch with further stocked borders and leading to the rear patio and summer house to enjoy al fresco dining.

Summer House

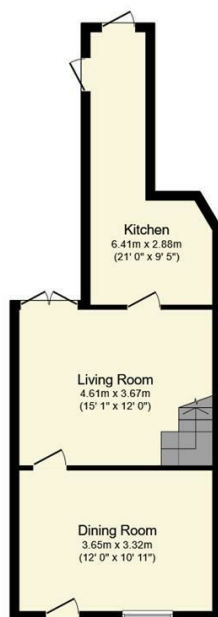
10'5" x 10'4" (3.178 x 3.154)

Of timber construction and power.

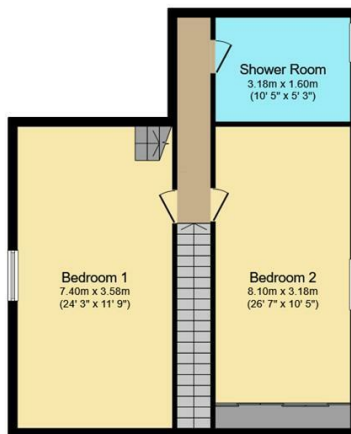
Directions

From the Ruthin Office proceed down Clwyd Street and the junction turn right and right again onto Park Road and the property is located on your left hand side by way of our For Sale board

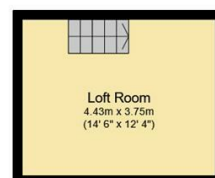




Ground Floor
Floor area 44.7 sq.m. (481 sq.ft.)



First Floor
Floor area 66.0 sq.m. (710 sq.ft.)



Second Floor
Floor area 16.7 sq.m. (180 sq.ft.)

Total floor area: 127.3 sq.m. (1,370 sq.ft.)

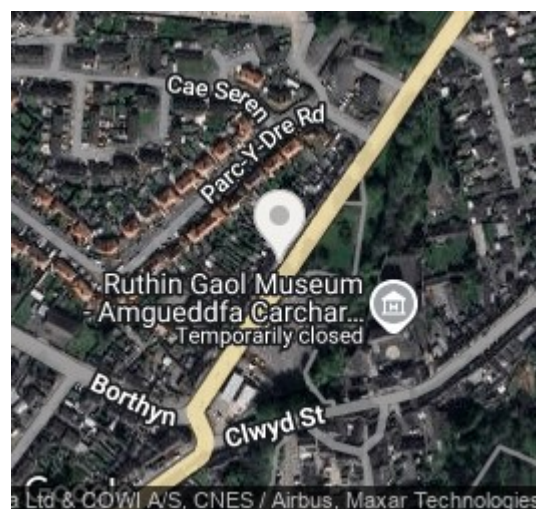
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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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		86
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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