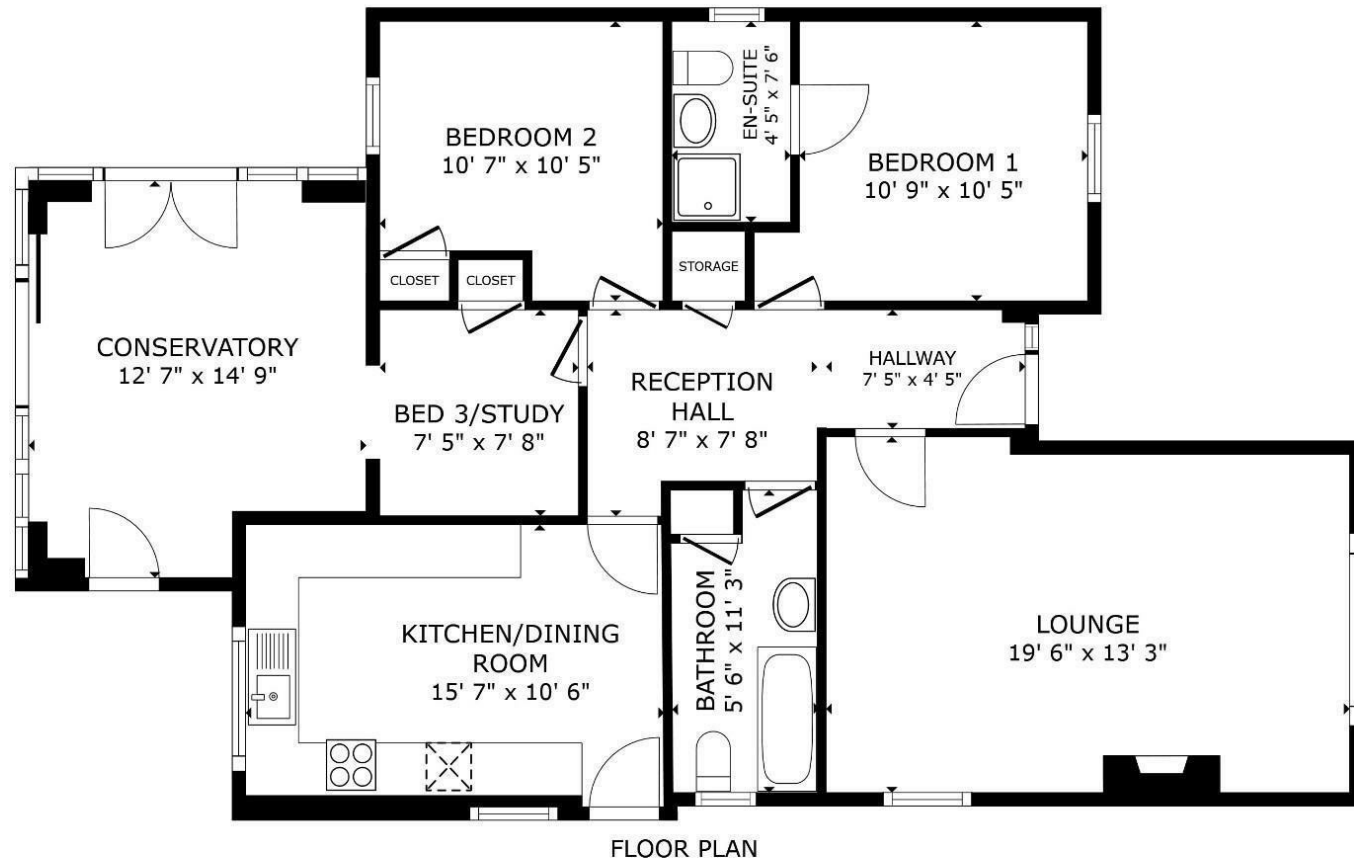


Ty Twt Prior Street, Ruthin, LL15 1LT



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 933 sq.ft.  
EXCLUDED AREAS : CONSERVATORY 173 sq.ft.  
TOTAL : 933 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



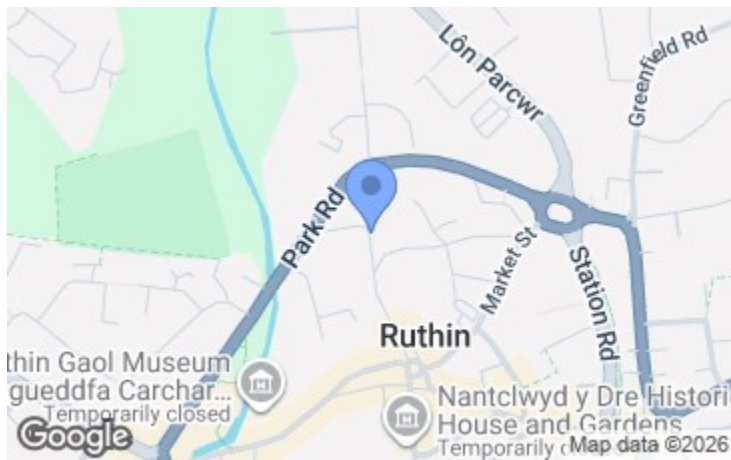
**Cavendish**  
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ty Twt Prior Street**  
Ruthin,  
LL15 1LT

**NEW**  
**£350,000**

\*OFFERED WITH NO ONWARD CHAIN\*

A comfortable, high-quality, well-appointed detached bungalow finished to a high standard and ready for immediate occupation, just a short walk from Ruthin town centre.  
A beautifully refurbished detached bungalow standing in a mature and very private setting just off Prior Street only a few minutes walk from St Peters Square and town centre which offers a wide range of shops, cafes & facilities.  
This attractive bungalow has upgraded in 2023 with a new luxury fitted kitchen with 9 integrated appliances, electrical rewiring with LED lighting in part, new boiler, new flooring and landscaping to the garden.  
Private gardens with drive for 4 cars and a detached garage.

Inspection recommended.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

**LOCATION**

Ruthin is an historic town nestling in the heart of The Vale of Clwyd. Renowned for its medieval architecture and The Castle dating back to the 13th century it has a wide range of shops, cafes & restaurants and local facilities all within easy walking distance of the bungalow via several routes.

**THE ACCOMMODATION COMPRISES**

**FRONT ENTRANCE**

Deep recessed entrance with heather brown tiled step leading to UPVC double glazed front door with panel to side. It opens to a very spacious entrance hall.

**ENTRANCE HALL**

4.88m x 2.34m max (16'0" x 7'8" max)  
Pull down loft ladder, wall light point, walk-in cloaks cupboard with hanging rail and shelf and radiator, panelled radiator.

**CONSERVATORY**

4.50m x 3.84m (14'9" x 12'7")



Enjoying a predominately southern aspect, it has double glazed windows to include a wide double glazed sliding patio window, single glazed door and twin glazed doors opening to the garden. Pitched polycarbonate roof and panelled radiator.

**LOUNGE**

5.94m x 4.04m (19'5" x 13'3")



A very spacious and elegant room with two double glazed windows. Adams style fireplace in white composite stone with marble hearth and inset log effect Living Flame electric fire with stunning changeable LCD effect lighting and separate fan heater, wall light points, woodgrain effect floor finish, TV point, panelled radiator.

Please note the luxury embroidered curtains in the lounge and also the main bedroom are included in the sale.



**KITCHEN/DINING ROOM**

4.75m x 3.05m-1.83m (15'7" x 10'0"-6'0")



Newly refurbished in 2023 it was carefully planned with an extensive range of high quality furniture with a light toned grey finish to door and drawer fronts with LED downlighters and under-cupboard lights, a contrasting woodgrain effect working surfaces to include a peninsula divide and breakfast bar, with nine integrated appliances, still under warranty – no utility room needed



**BEDROOM ONE**

3.28m x 3.18m (10'9" x 10'5")



Double glazed window to front, panelled radiator.

**EN SUITE SHOWER ROOM**



Corner cubicle with high output valve, pedestal wash basin and WC, part tiled walls to a decorative dado, double glazed window, inset ceiling lighting, extractor fan, radiator.

**BEDROOM TWO**

3.23m x 3.18m (10'7" x 10'5")



Double glazed window with aspect over the side garden and distant views towards the historic Ruthin Jail, walk-in wardrobe with hanging rail and shelf, panelled radiator.

**BEDROOM THREE**

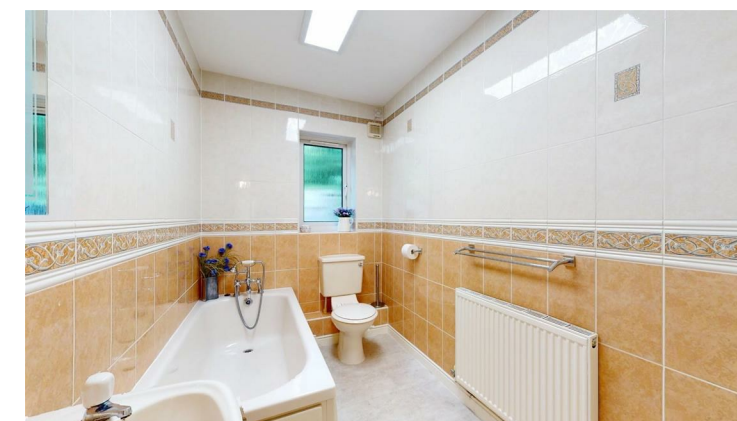
2.34m x 2.26m (7'8" x 7'4")



Presently used as a home office with built-in cupboard with shelving and panelled radiator. It opens to an adjoining conservatory.

**BATHROOM**

3.43m x 1.68m (11'3" x 5'6")



White suite comprising panelled bath with combination shower and tap unit, pedestal wash basin and WC, fully tiled walls with attractive dado, inset ceiling lighting, extractor fan, fitted airing cupboard with slatted shelving and radiator. Wall mounted mirror with light, panelled radiator.

**GARAGE**

Detached garage with metal up and over door to front, electric light and power installed, together with work bench on locking castors included in the sale.