

11a Tyn Y Parc, Ruthin, Denbighshire, LL15 1LH

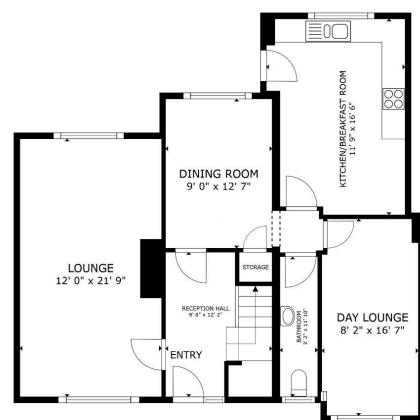
Cavendish
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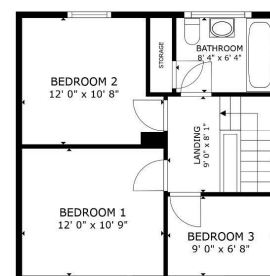
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 885 sq.ft., FLOOR 2 464 sq.ft.
TOTAL 1,349 sq.ft.

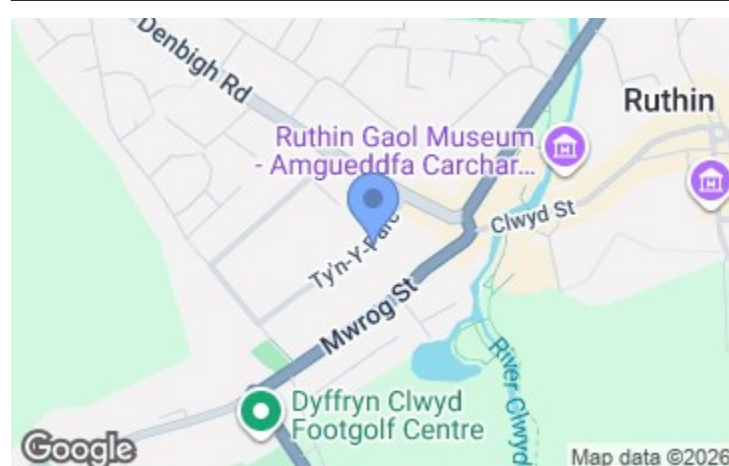
Matterport



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 885 sq.ft., FLOOR 2 464 sq.ft.
TOTAL 1,349 sq.ft.

Matterport



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			
England & Wales	EU Directive 2002/91/EC	70	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

11a Tyn Y Parc
Ruthin, Denbighshire,
LL15 1LH

Offers Over
£250,000

AN EXTENDED AND REFURBISHED THREE/FOUR BEDROOM LINKED DETACHED HOUSE OFFERING SPACIOUS AND VERSATILE ACCOMMODATION IN A VERY CONVENIENT POSITION CLOSE TO PRIMARY SCHOOLS AND THE TOWN CENTRE.

It affords a canopy entrance, central hall, a spacious through lounge, dining room, cloakroom/wc, second lounge/occasional bedroom four, extended and fitted contemporary kitchen/breakfast room,

First floor landing, three bedrooms and modern bathroom. Gas central heating and double glazing. Wide driveway for two cars, Private and enclosed south facing garden to the rear.

NO CHAIN

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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LOCATION

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Canopy entrance with a modern composite and woodgrain effect double glazed door with full depth panel to the side and decorative central pane leading to hall.

RECEPTION HALL

3.71m x 2.74m (12'2" x 9')



Staircase rising off with useful cloaks area to one side with double glazed window, woodgrain effect floor covering, coved ceiling, panelled radiator.

THROUGH LOUNGE

6.63m x 3.66m (21'9" x 12')



A spacious room with double glazed window to front and double glazed sliding

patio door opening to the south facing rear garden, TV point, wall light points, panelled radiator, contemporary and modern column radiator.

**DINING ROOM**

3.84m x 2.74m (12'7" x 9')



Double glazed window with southerly aspect over the rear garden, coved ceiling, matching woodgrain effect floor covering, panelled radiator. Enclosed understairs cupboard.

INNER LOBBY**CLOAKROOM**

Modern suite comprising wash basin and WC, attractive stone effect tiled floor and walls to a dado, double glazed window, large chrome towel radiator.

DAY LOUNGE

5.05m x 2.49m (16'7" x 8'2")

**KITCHEN/BREAKFAST ROOM**

5.03m x 3.58m (16'6" x 11'9")



Fitted with an extensive range of base and wall mounted cupboards and drawers to a contemporary style with a white high gloss finish to door and drawer fronts and contrasting stone effect working surface to include an inset one and half bowl sink with mixer tap and drainer, inset stainless steel five ring gas hob with glass upstand, glass and stainless steel extractor hood above, large integrated oven, integrated washing machine, dishwasher, larder units and space for fridge/freezer, double glazed window with pleasing aspect over the rear garden, woodgrain effect composite and double glazed door leading to the side. Panelled radiator.

**FIRST FLOOR LANDING**

Double glazed window to gable, access to roof void.

BEDROOM ONE

3.66m x 3.28m (12' x 10'9")



Double glazed window to front, painted boarded ceiling with coving, panelled radiator.

BEDROOM TWO

3.66m x 3.25m (12' x 10'8")



Double glazed window to rear with southerly aspect, fitted louvre door cupboard housing a modern gas fired combination boiler providing heating and hot water, panelled radiator.

BEDROOM THREE

2.74m x 2.03m (9' x 6'8")



Double glazed window to front, coved ceiling.

BATHROOM

2.54m x 1.93m (8'4" x 6'4")



White suite comprising P shaped bath with glazed screen and Mira shower over, wall mounted wash basin and WC, fully tiled walls with decorative mosaic effect dado, extractor fan, stone effect floor covering, louvre door airing cupboard with shelving, high level double glazed window, large chrome towel radiator.

OUTSIDE

The front has a wide tarmac driveway providing space for parking two cars with gravelled area adjoining designed for low maintenance. The rear garden enjoys a predominately southerly aspect with screen fencing to three sides and a large flagged patio together with gravelled area, shaped lawn, timber panelled summerhouse and garden store.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. Continue over the pelican crossing and turn immediately left onto Tyn y Parc whereupon the property will be found after a short distance on the left hand side.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band E

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW