



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.



6 Park Road

Ruthin,
LL15 1NB

**NEW
£215,000**

Tucked away on the outskirts of Ruthin town centre, this charming mid-terrace townhouse offers flexible living across three floors, blending character features with light-filled modern spaces.

Step through the front door into a welcoming entrance hall that leads you into a cosy front lounge. With its inviting bay window, wrap-around double glazing and electric fire, this is a perfect spot to unwind in the evenings or enjoy quiet mornings watching the world go by.

To the rear, the home really opens up. The spacious kitchen/dining room is designed for everyday living and entertaining alike, with clearly defined dining and kitchen areas. A skylight floods the room with natural light, creating a bright and airy feel throughout the day, while the rear door and window overlook the private yard beyond — ideal for keeping an eye on guests or children while cooking.

Outside, the low-maintenance, astroturfed rear yard provides a surprisingly private retreat. Whether it's relaxed summer evenings under the pergola, weekend coffee outdoors, or secure rear access for bikes and bins, this space is practical yet inviting.

The first floor hosts a generous main bedroom positioned at the front of the property, complete with a bay window and a characterful original fireplace, adding a touch of period charm. A large family bathroom serves this floor, offering plenty of space and natural light, with frosted windows ensuring privacy.

On the top floor are two further double bedrooms, making this home ideal for families, professionals working from home, or those needing flexible guest space. Both rooms enjoy pleasant outlooks to the front and rear, with useful built-in shelving adding practical storage.

Well located for access to Ruthin's historic town centre, local schools, shops, and countryside walks, this home offers a balance of town convenience and comfortable living — an ideal choice for those seeking space, character, and a welcoming place to call home.

Location

Park Road is conveniently positioned on the outskirts of Ruthin town centre, offering easy access to the town's wide range of shops, cafés, schools, and local amenities. Ruthin is a historic market town, well known for its characterful architecture and strong sense of community, while also being surrounded by beautiful countryside and scenic walking routes. The property is ideally placed for those who enjoy both town and rural living, with nearby road links providing straightforward access to surrounding villages and neighbouring towns.

External

Situated on Park Road, this mid-terrace property enjoys a convenient yet quiet position within easy reach of Ruthin's amenities.

Entrance Hall

A welcoming introduction to the home, offering space to step inside, and transition through to the main living areas.

Living Room

3.43 x 2.26 m (11'3" x 7'5")



A cosy yet bright front lounge featuring a bay window with wrap-around double glazing, allowing natural light to fill the room. The electric fire creates a comfortable focal point, making this an ideal space to relax at the end of the day or enjoy quiet evenings in.

**Kitchen / Living Area**

3.47 x 7.14 m (11'4" x 23'5")



A spacious open-plan kitchen and dining area designed for everyday living and entertaining. The dining space provides plenty of room for family meals or hosting guests, while the kitchen benefits from practical layout and excellent natural light from the skylight above. A rear door and

window overlook the yard, creating a strong connection between indoor and outdoor living.

Bedroom 1

3.34 x 3.17 m (10'11" x 10'4")



A generous principal double bedroom located at the front of the property, featuring a bay window that fills the room with light. The original fireplace adds charm and character, creating a calm and comfortable main sleeping space.

**Bathroom**

3.26 x 1.80 m (10'8" x 5'11")



A large family bathroom offering a bath

with electric shower over, WC and wash basin. Natural light is provided via frosted rear windows, ensuring both brightness and privacy.

Bedroom 2

3.32 x 3.15 m (10'10" x 10'4")



A well-proportioned double bedroom overlooking the rear of the property, ideal as a guest room, home office, or additional family bedroom.

Bedroom 3

3.31 x 2.90 m (10'10" x 9'6")



Another double bedroom positioned at the front of the property, featuring wooden flooring and useful shelving for storage, making it a versatile space suited to a range of needs.

Rear Garden

A private, low-maintenance outdoor space finished with astroturf, perfect for relaxed outdoor seating, summer evenings, or alfresco dining. The pergola offers shelter and usability throughout the year, while a rear gate provides convenient access.

TENURE

Understood to be freehold

COUNCIL TAX

Denbighshire County Council- Band C

ANTI-MONEY LAUNDERING

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

AWARD WINNING LETTINGS SERVICES

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

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

Our photos might have been enhanced with the help of AI.

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

DIRECTIONS

From Ruthin town centre, head north-west along Well Street and continue to the roundabout. Take the second exit onto Clwyd Street and follow the road for approximately 0.3 miles. Turn right onto Mwrog Street (A494), then shortly after turn right again onto Park Road (A494), where the property can be found on the left-hand side.