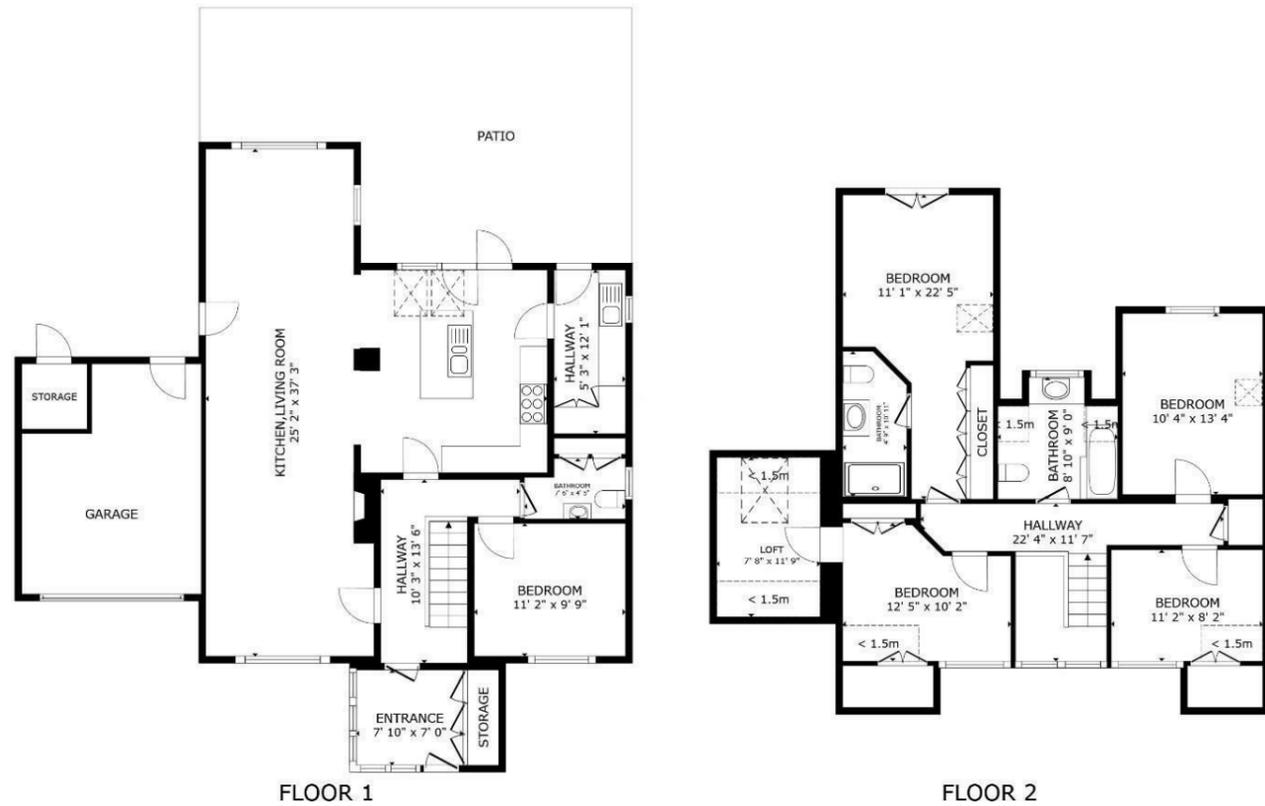
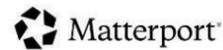


34 Castle Park, Ruthin, Denbighshire, LL15 1DG



GROSS INTERNAL AREA  
 FLOOR 1 1,095 sq.ft. FLOOR 2 904 sq.ft.  
 EXCLUDED AREAS : GARAGE 198 sq.ft. PATIO 493 sq.ft. REDUCED HEADROOM 80 sq.ft.  
 TOTAL : 1,998 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



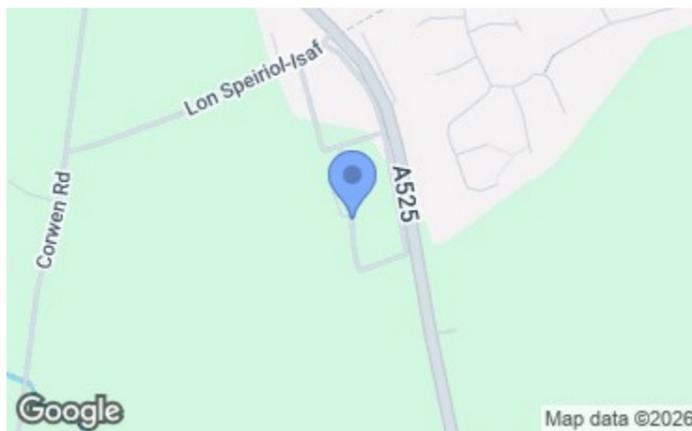
**Cavendish**  
 ESTATE AGENTS

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

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

[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			
England & Wales	EU Directive 2002/91/EC	72	77

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			
England & Wales	EU Directive 2002/91/EC		

**34 Castle Park**  
 Ruthin, Denbighshire  
 LL15 1DG

**NEW**  
**£495,000**

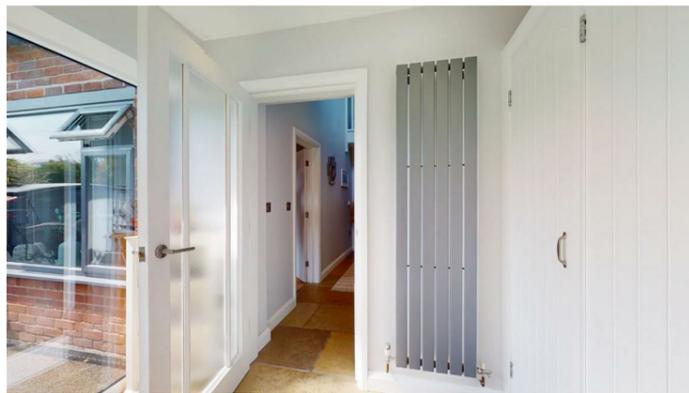
A BEAUTIFULLY APPOINTED FOUR/FIVE BEDROOM DETACHED DORMER HOUSE comprehensively remodelled and extended to exacting standards to provide a unique family home. This unique family home was effectively rebuilt to include the installation of underfloor heating throughout the ground floor and very much designed to take full advantage of the delightful westerly views over adjoining farmland towards Ruthin castle and rolling countryside. It affords entrance porch, L-shaped reception hall, large open plan and versatile through lounge/dining room and day room with adjoining luxury fitted kitchen, utility room, study and cloakroom, first floor landing, stunning master bedroom with picture window and Juliet balcony affording far reaching westerly views together with fitted wardrobes and en suite shower room, three further bedrooms together with study room and luxury bathroom. Tarmac driveway with integral garage and store room. Enclosed westerly facing lawned gardens to rear with wide patios, large pergola. Inspection highly recommended.



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

**LOCATION**

The medieval 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**

Woodgrain and composite light grey toned door leading to enclosed outer reception hall.

**RECEPTION HALL**

2.39m x 2.13m (7'10" x 7')



Three full depth double glazed windows, built-in storage cupboards with hanging rails and shelf, limestone tiled flooring which extends into the adjoining reception hall, contemporary vertical column radiator. Glazed door leading to L-shaped hall.

**HALL**

4.11m x 3.12m max (l-shaped) (13'6" x 10'3" max (l-shaped))

High vaulted ceiling with downlighters, high level window, staircase rising off, matching flooring.

**LOUNGE**

11.35m x 3.38m (37'3 x 11')



A spacious and versatile room which extends to the full depth of the house providing a lounge, dining and living area which could be sub-divided as required. To the front is a modern double glazed window with chimney breast and recessed mock fireplace. Wood flooring throughout, downlighters.

**GARAGE**

Up and over door leading in, electric light and power installed, personnel door to rear, integral garden store.

**COUNCIL TAX**

Denbighshire County Council -Tax Band E

**TENURE**

Freehold.

**DIRECTIONS**

From the agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right and follow the road over the zebra crossing. Continue for 0.5 mile and take the first right turning adjoining Maes Y Dre. Continue for some 75yds and take the second left into Ffordd Gwynach and continue along the straight and on bearing left take the first right into Castle Park. Continue for some 50yds and turn right to the front of the central green and the property will be found on the right.

**\*ANTI MONEY LAUNDERING REGULATIONS**

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.

**\*MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**\*EXTRA SERVICES - REFERRALS**

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.

**VIEWING**

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

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

HE/PMW

### HOME OFFICE/HOBBY ROOM

2.34m x 2.44m average (7'8" x 8' average)



Large Velux double glazed roof light affording south-westerly views, panelled radiator.

### BATHROOM

2.74m x 2.69m (9' x 8'10")



Luxury white suite comprising P-shaped panelled bath with glazed screen and monsoon style shower over, inset vanity with large bowl and w.c. Attractive wall tiling and floor covering, towel radiator.

### OUTSIDE



The property stands on the periphery of Castle Park. It is bounded to the front by a low level brick wall with a wide tarmacadam driveway leading in providing space for parking three cars together with access to the garage and EV electric car charging point. There are established flower and shrub borders together with two mature ornamental trees, enclosed area to the right hand side providing a very useful domestic area for general storage.



Thereafter, there is access to either side of the house with a secluded patio to the rear of the garage which thereafter extends across the rear elevation of the house with a large timber framed pergola providing shade to both the day lounge and kitchen. The patio extends out to the rear boundary in part together with a shaped lawn and low level fencing to three sides.



The rear section extends out into the garden with splendid and far reaching south-westerly views across farmland towards the Ruthin Castle estate and wooded countryside. It has a wide full depth picture window together with glazed door to side. Contemporary coal effect Living Flame stove on raised hearth, downlighters, matching flooring.

### KITCHEN

4.27m x 4.27m (14' x 14')



The adjoining kitchen provides an extensive range of contemporary furniture with a range of base and wall units and central dais, all with a light tone finish to door and drawer fronts and contrasting woodgrain effect working surfaces. The dais has a breakfast bar for four together with a white glazed porcelain sink with mixer tap and drainer, integrated dishwasher, pull out waste bin.



There is an inglenook style recess with space for large six burner range cooker with ovens, concealed extractor hood above, integrated fridge, wine cooler. The roof is part vaulted with two Velux roof lights affording a high degree of natural light and a fine limestone effect tiled floor to match the reception hall.



### UTILITY ROOM

3.68m x 1.60m (12'1" x 5'3")



Matching flooring, fitted base and wall units with light grey toned finish to door and drawer fronts, contrasting woodgrain effect working surfaces to include inset single drainer sink with mixer tap, void and plumbing for washing machine, space for tumble dryer, integrated fridge and freezer, double glazed window, matching door to rear.

### BEDROOM/STUDY

3.40m x 2.97m (11'2" x 9'9")



Double glazed window to front, ceiling downlighters, wood floor finish.

### CLOAKROOM

Wall mounted wash basin, cupboard, tiled splash, low level WC, two fitted cupboards one housing the gas fired boiler providing heating and hot water.

### FIRST FLOOR GALLERIED LANDING

Walk-in linen cupboard with slatted shelving.

### BEDROOM ONE

6.83m max including entrance lobby x 3.38m (22'5" max including entrance lobby x 11'1")



A splendid room designed to take full advantage of the far reaching westerly views across farmland and wooded countryside, it has a high vaulted ceiling with downlighters, two Velux roof lights, two double glazed doors with matching panels to either side opening to a Juliet balcony, two panelled radiators, three outbuilt double door wardrobes.



### EN SUITE SHOWER ROOM

2.74m x 2.69m (9' x 8'10")



Luxury suite comprising floor level tray with glazed screen and high output shower with monsoon style head, vanity with drawers and shaped bowl with pillar tap, low level WC, Velux window, downlighters, anthracite toned towel radiator.

### BEDROOM TWO

4.06m x 3.15m (13'4" x 10'4")



Double glazed window with far reaching south and westerly views across farmland, high vaulted ceiling with downlighters, Velux roof light, panelled radiator.

### BEDROOM THREE

3.40m x 2.49m (11'2" x 8'2")



Double glazed window to front, enclosed under eaves storage, panelled radiator.

### BEDROOM FOUR

3.78m x 3.10m (12'5" x 10'2")



Vaulted ceiling with downlighters, built-in double door wardrobe, high level double glazed window, deep under eaves storage, panelled radiator. Panelled door leading through to home office.