



16 Tyn Y Parc, Ruthin – LL15 1LH

Offers in Region of **£329,500**

16 Tyn Y Parc

Ruthin, Ruthin

A deceptive detached family home, within Ruthin and easy access to all amenities. The property boasts three reception rooms, four bedrooms, master with en suite, modern fitted kitchen with utility room off and modern bathroom.

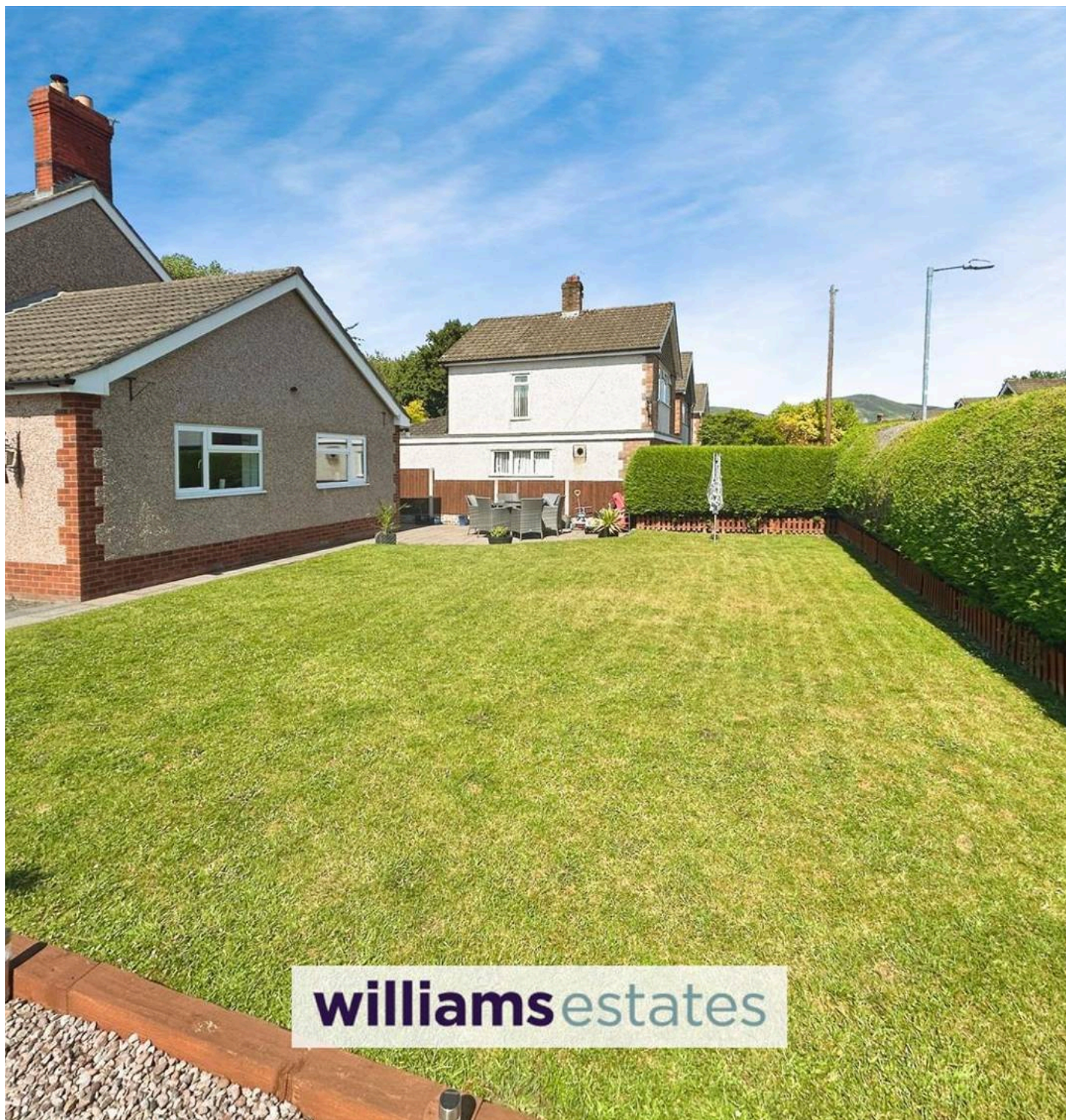
Externally offering ample off street parking, could accommodate a caravan, motor home etc, garage and good sized lawned garden and patio to the front elevation. The games room could be amended to an annex subject to necessary permission sought. Viewing highly recommended to fully appreciate.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Accommodation

Decorative uPVC door leads into

Entrance Hall

With laminate flooring and two good sized uPVC windows to the side elevation. Door into the Hallway and also into

Games Room

Dimensions: 7.19 x 5.16 (23'7" x 16'11"). Good sized room, could be used as an Annex, subject to permissions ought and currently used as a Games Room. With two double glazed uPVC windows to the front, uPVC double glazed window to the side elevation and two radiators.

Inner Hall with doors off and Stairs to the first

Living Room

Dimensions: 5.77 x 3.61 (18'11" x 11'10"). Lovely light and airy room with good sized uPVC double glazed window to the front, radiator, gas fire with feature surround, exposed wooden beam with a coved ceiling.

Kitchen

Dimensions: 5.21 x 3.61 (17'1" x 11'10"). Modern kitchen with a range of modern wall, drawer and base units, with worktops over, one and a half bowl sink and drainer unit including a mixer tap, Rangemaster electric oven range with two ovens, grill and five ring gas hob, integrated hood for cooker, plumbing for washing machine and dishwasher, radiator, tiled flooring, wall tiling, down-lights, uPVC window to the side and rear elevations and uPVC double glazed single door to the side elevation. Arch leads into through

Dining Room

Dimensions: 4.27 x 4.04 (14'0" x 13'3"). With uPVC double glazed window to the side elevation, radiator, laminate flooring, electric fire with feature surround, walk-in storage cupboard and picture rail.



Utility Room

Dimensions: 2.54 x 1.47 (8'3" x 4'9"). Off the kitchen area, with uPVC double glazed window to the rear, base unit, space for fridge-freezer, wall-mounted gas boiler, tiled flooring.

Stairs and First Floor Landing

Stairs from the Inner Hall lead to the landing with uPVC double glazed window to the side, radiator and loft access hatch, with pull down loft ladders and lighting.

Master Bedroom

Dimensions: 3.38 x 3.73 (11'1" x 12'2"). A good sized room being light and airy with good sized uPVC double glazed window to the front elevation and radiator.

En-Suite

With double glazed uPVC window to the rear elevation, Three piece en-suite comprising of a corner shower, pedestal hand wash basin, low w/c, tiled walls, radiator, spotlights, extractor fan.

Bedroom Two

Dimensions: 3.48 x 3.43 (11'5" x 11'3"). With uPVC double glazed window to the side and radiator.

Bedroom Three

Dimensions: 3.23 x 2.64 (10'7" x 8'7"). With uPVC double glazed window to the rear and side and radiators.

Bedroom Four

Dimensions: 2.64 x 2.49 (8'7" x 8'2"). With uPVC double glazed window to the rear elevation and radiator.

Bathroom

Dimensions: 3.40 x 2.36 (11'1" x 7'8"). uPVC double glazed window to the side elevation, A white four piece suite comprising of a corner bath-tub, corner shower, low level w/c, pedestal hand wash basin, tiled walls, heated towel rail, down-lighters, radiator, linen cupboard.





Outside

Comprising of a large driveway to the front elevation, providing for ample off-road parking leading up to the single garage, ideal parking for motorhome, caravan etc. . The main garden is located at the front of the property, including a paved patio area with a good sized lawn. The paved patio area runs the full length of the property, as well as wrapping around the side.

DRIVEWAY

4 Parking Spaces

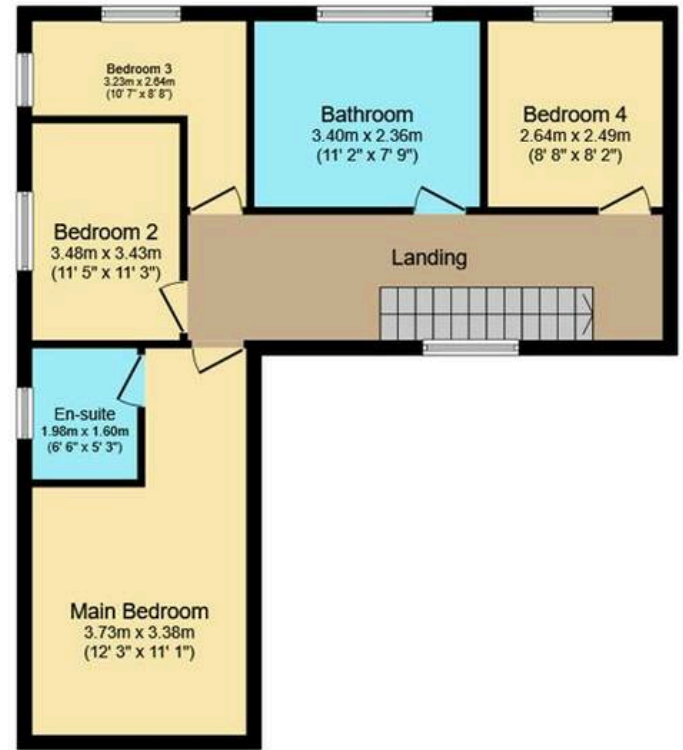
GARAGE

Single Garage



Ground Floor

Floor area 116.2 sq.m. (1,251 sq.ft.)



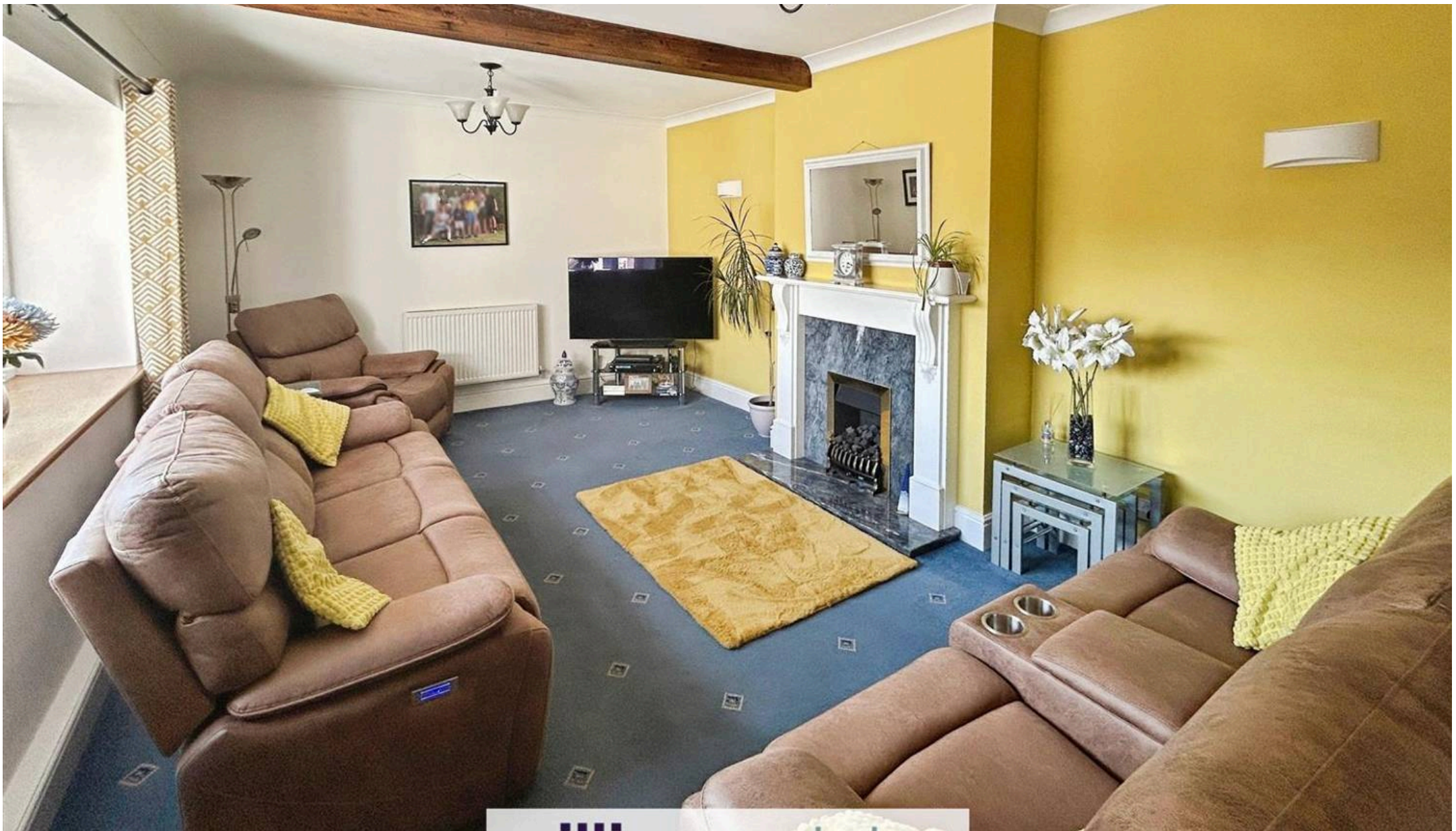
First Floor

Floor area 64.5 sq.m. (695 sq.ft.)

Total floor area: 180.8 sq.m. (1,946 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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