



williams estates

15 Cae Castan, Ruthin - LL15 1RX

Offers in Region of £295,000

15 Cae Castan

Ruthin, Ruthin

NO ONWARD CHAIN

A charming detached two bedroom bungalow located in the picturesque Medieval Town of Ruthin, with delightful views to the front elevation.

This lovely property boasts a spacious kitchen with room for a table, living room with lovely views to the front and a conservatory to the rear, two double bedrooms, the main with the benefit of an en-suite and a main shower room.

The property has a private driveway providing off road parking, a single garage and lovely gardens to the front with the rear being designed for ease of maintenance.

Situated in a tranquil neighbourhood, this bungalow offers a peaceful location and is conveniently situated for all amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Accommodation

uPVC front door with glazed panel to the side opens into

Entrance Hall

Doors lead off to all rooms, storage cupboard, loft access hatch, double panel radiator with cover

Kitchen

Dimensions: 3.97 x 3.60 (13'0" x 11'9"). Fitted with a range of base and wall units and contrasting worktops over, void for cooker with extractor hood above, tiled splash backs, stainless steel sink unit with mixer tap, space for American style Fridge Freezer, integrated dishwasher, double panel radiator, uPVC double glazed window to the front elevation, uPVC double glazed door leads out to the side of the property and door leads to

Utility Area

Plumbing and void for washing machine and tumble dryer above

Living Room

Dimensions: 5.45 x 3.22 (17'10" x 10'6"). Feature ornamental fireplace and hearth housing a living flame gas fire, double panel radiator, uPVC double glazed window to the front elevation having lovely views, uPVC double glazed window to the side



Conservatory

Dimensions: 4.35 x 4.21 (14'3" x 13'9"). Two double panel radiators, uPVC double glazed windows and french doors leading to the rear garden

Bedroom One

Dimensions: 3.59 x 2.97 (11'9" x 9'8"). Fitted wardrobes, uPVC double glazed window to the rear elevation, double panel radiator

En-suite

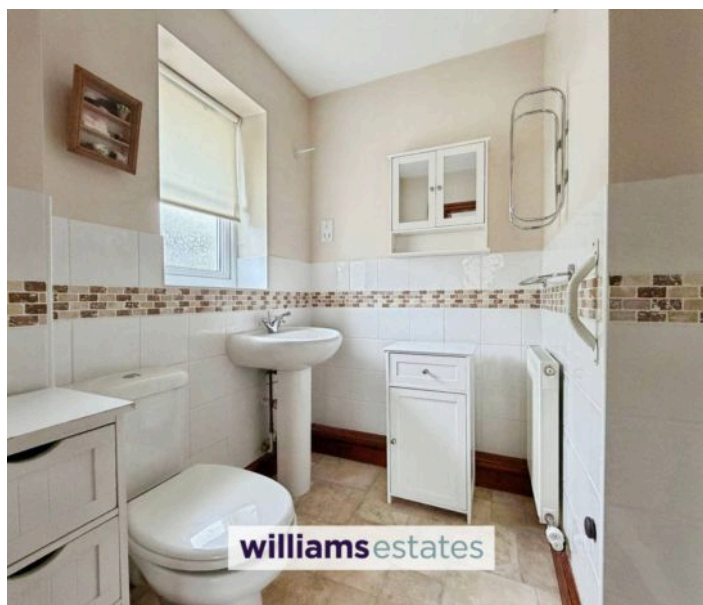
Dimensions: 2.43 x 1.82 (7'11" x 5'11"). Fully enclosed shower cubicle with electric shower, pedestal wash hand basin, W.C., uPVC double glazed window with obscure glass, part tiled walls

Bedroom Two

Dimensions: 3.23 x 3.00 (10'7" x 9'10"). Fitted wardrobes, double panel radiator, uPVC double glazed window to the side elevation

Shower Room

Dimensions: 2.50 x 1.09 (8'2" x 3'6"). Walk in shower cubicle, fully tiled walls, wall hung wash hand basin, W.C., radiator, uPVC double glazed window with obscure glass





Outside

To the front of the property there is a driveway providing parking and leads to the Garage, side and rear access to the property and the gardens and a concrete path leading to the front door and lawned area. A timber gate leads into the rear garden, which is paved for ease of maintenance with a raised and fully stocked bank, timber fencing to the boundary

Garage

With up and over door, lighting and power sockets

Directions

From our Ruthin office, proceed to the bottom of Well Street, turning right, take the first left after the pedestrian crossing for Llanrhydd, continue straight on turning right into Bryn Glas then second left into Cae Castan whereupon the property will be located at the top of the road

DRIVEWAY

2 Parking Spaces



Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

Whilst every care has been taken to prepare these particulars, they are issued by Williams Estates Direct Limited, trading as Williams Estates, for guidance purposes only and do not constitute any part of an offer or contract. All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure their accuracy, they should not be relied upon, and prospective purchasers are advised to recheck the measurements