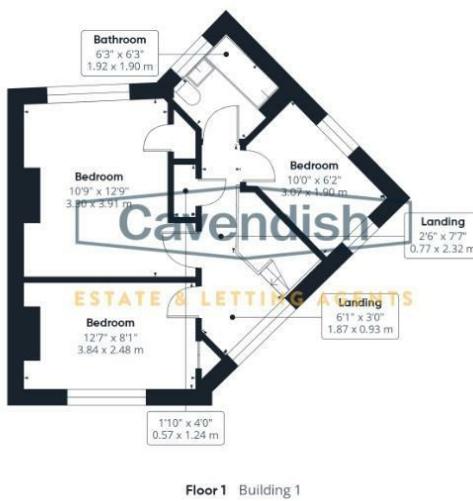


Approximate total area<sup>(1)</sup>  
863 ft<sup>2</sup>  
80.2 m<sup>2</sup>

Balconies and terraces  
111 ft<sup>2</sup>  
10.3 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

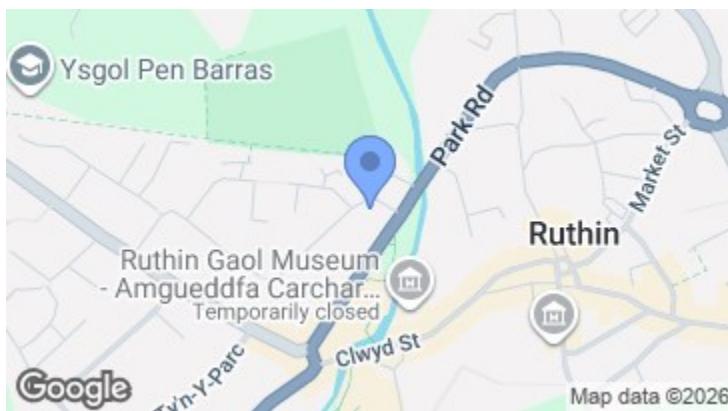


(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 80        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| 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 |           |

**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.



## 133 Parc Y Dre Road

Ruthin, Denbighshire,  
LL15 1PH

**NEW  
£185,000**

**\*SOLD WITH NO ONWARD CHAIN\***

Located on the sought-after Parc y Dre development, this attractive three-bedroom semi-detached home offers spacious living, modern interiors, and a front and rear garden — ideal for families and first-time buyers alike.

To the front is a driveway for two cars and a fenced garden, with side access leading to the rear garden, which features decking, a paved patio, and a utility shed with power and storage.

Inside, a welcoming entrance hall leads to the light and airy lounge/diner, complete with a bay window, electric fire, and patio doors opening to the garden. The modern kitchen offers fitted units, black marble-effect worktops, and built-in appliances, with access to the side of the property.

Upstairs are three bedrooms — two doubles with built-in storage and a single/nursery — plus a family bathroom with a shower over bath. The home benefits from gas central heating, double glazing, an airing cupboard, and loft access for extra storage.

The private rear garden enjoys both decked and paved areas, perfect for relaxing or entertaining outdoors.

## LOCATION



## DINING ROOM

3.48 x 2.45 (11'5" x 8'0")



work surfaces, the kitchen includes a built-in fridge freezer, oven, and induction hob, as well as space for a washing machine. Double-glazed windows provide views over both the driveway and rear garden, and there is a side door giving external access.



## LIVING ROOM

3.89 x 3.91 (12'9" x 12'9")



## OUTDOOR UTILITY

1.81 x 1.78 (5'11" x 5'10")



## EXTERNAL



## ENTRANCE HALL

3.54 x 1.69 (11'7" x 5'6")

Accessed via a wooden front door with glazed inset panel, the welcoming hallway features oak-effect flooring, open under-stairs storage with coat hooks, and leads directly to the main reception room.

## LOUNGE/DINER



## KITCHEN

5.06 x 1.88 (16'7" x 6'2")



A bright and spacious dual-aspect lounge/diner with a bay window to the front and patio doors opening onto the rear decking. The room includes an electric fire, neutral décor, and fitted shelving to either side of a feature chimney breast — providing both style and practicality.

Fitted with a range of wood-effect cupboards and black marble-effect

A utility shed with power, lighting, fitted cupboards, and work surfaces offers excellent additional storage and space for appliances such as a tumble dryer.

## LANDING

1.87 x 0.93 (6'1" x 3'0")

A bright, open landing area with beige carpets, wooden banister, airing cupboard housing the boiler, and loft access.

## BEDROOM1

3.30 x 3.91 (10'9" x 12'9")



A generous double bedroom with built-in storage, radiator, and a large double-glazed window overlooking the rear garden.

double-glazed windows offering dual aspect views over the front and side of the property.



## BEDROOM2

3.84 x 2.48 (12'7" x 8'1")



## BATHROOM

1.92 x 1.90 (6'3" x 6'2")



A comfortable small double bedroom with built-in storage, shelving, and a large window overlooking the front garden and nearby fire station.



## BEDROOM3

3.07 x 1.90 (10'0" x 6'2")



A well-proportioned single bedroom or nursery featuring two

Modern three-piece suite comprising a bath with shower over, WC, and wash basin, complemented by beige patterned tiles and a frosted window for privacy.

## REAR GARDEN



The rear garden is triangular in shape, featuring a decking area accessed from the lounge patio doors, a paved area, and ample space for outdoor seating or play.

## TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

## COUNCIL TAX

Denbighshire County Council- Council Band C

## AML

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

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.

## PRIORITY INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a6 property through Cavendish and lets w66 Cavendish. For more information contact Lettings Manager, David Adams 061 01440 401440 or david.adams@cavendishrentals.co.uk

## VIEWINGS

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

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

## DIRECTIONS

Head north-east on Market St towards Wynnstay Rd — go for 0.2 miles. At Cylchfan Brie Roundabout, take the 1st exit onto Park Rd (A494) — continue for 0.3 miles. Turn right onto Parc-Y-Dre Rd. The property will be on the left.