



williams estates

5 Park Road, Ruthin – LL15 1NB

Offers in Region of £330,000

## 5 Park Road

Ruthin, Ruthin

This delightful house offers a perfect blend of character and modern living, this home features two inviting reception rooms, ideal for both relaxation and entertaining guests. The property comprises three well-proportioned bedrooms, providing comfortable accommodation for families or those seeking extra space for guests or a home office. With two bathrooms, a utility room, underfloor heating throughout, and plenty of storage this property has been well thought through.

5 Park Road is in easy reach of local amenities, schools, off road parking and the picturesque countryside. Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity with its spacious layout and prime location, this house is sure to attract interest do not miss the chance. Viewings are highly recommended

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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#### Accommodation

Composite and double glazed front door leading into:  
**Office/Reception Room**

A versatile room, with power points, underfloor heating, a double glazed bay window to the front elevation, making it a bright and comfortable space ideal for work or relaxation.

#### Kitchen/Reception Room

Having an open plan reception room and kitchen combines a modern kitchen with a dining area and seating space with underfloor heating throughout. The reception room is a bright and airy room with log burner, under stairs sittings area, and well thought through storage cupboards, power points, and stairs leading to the first floor. The Kitchen features a range of wall draw and base units with a stylish backsplash of patterned tiles above the worktops, Belfast sink with stainless steel mixer tap, integrated dishwasher, Belling range cooker with five ring gas hob, stainless steel extractor fan above, void for fridge freezer, patterned tiled floor, and three double glazed skylights providing ample natural light,

#### Utility Room

The utility room is located at the back of the kitchen, a functional area fitted with cabinetry and space for laundry appliances. French doors open out to the garden, allowing natural light to fill the room and providing direct access to the outdoors. The theme and flooring continue from the adjoining kitchen area, maintaining a cohesive look throughout.

#### Shower Room

The shower room is compact yet practical, fitted with a modern shower, W.C, and washbasin, uPVC double glazed skylight above.



## Landing

From the Reception room leading to the first floor with doors off.

## Bathroom

The bathroom is well-appointed featuring a separate shower enclosure and a bathtub having white tiles surrounding, vanity unit with wash basin, low flush W.C, uPVC double glazed frosted window to the rear elevation and wall mounted heated towel rail.

## Bedroom 1

This is a spacious room featuring a large bay window providing a bright and airy room, built in wardrobe, power points and radiator

## First Floor Landing to Second Floor

from the first floor hallway to the second floor with power points and doors off.

## Bedroom 2

Another good sized room, offering a cosy and bright space with a large uPVC double glazed window to the front elevation, power points, and radiator. The room is practical with a built-in wardrobe.

## Bedroom 3

A well-proportioned room featuring a uPVC double glazed window to the rear elevation and a built-in walk-in wardrobe, power points and radiator.



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#### Rear Garden

The rear garden is a delightful outdoor space, mainly laid to artificial grass for easy maintenance, bordered by an Indian stone paving area perfect for outdoor dining or relaxing. The garden also includes a bespoke log cabin used as a garden office and bar with W.C and full electric, an outdoor kitchen with running water and a sink along with a play area.

#### Directions

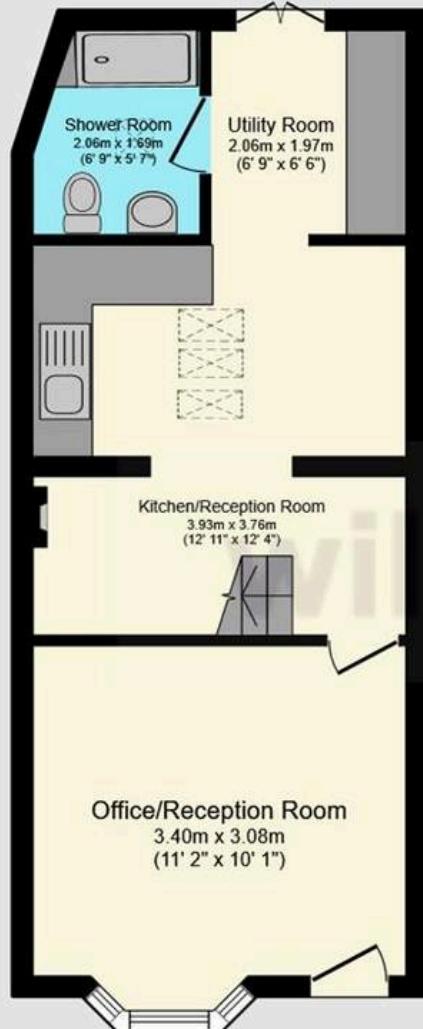
From our Ruthin office, take the 2nd exit proceeding down Clwyd Street, at the junction turn right onto Mwrog St/A494, turn right onto Park Rd/A494, the property will be located on your left.

#### ALLOCATED PARKING

1 Parking Space

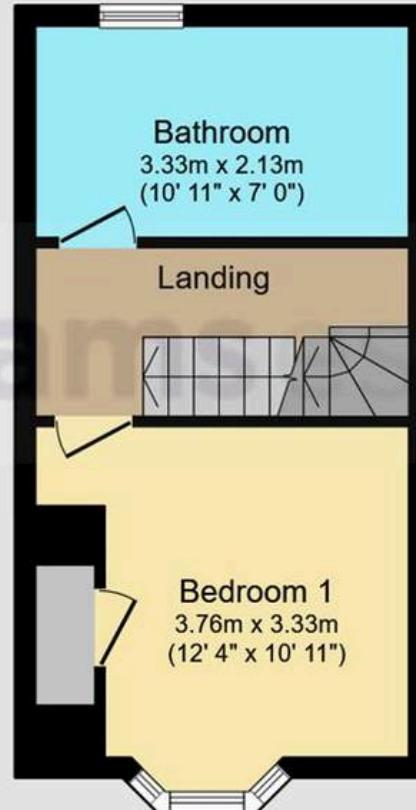
#### PERMIT

1 Parking Space



Ground Floor

Floor area 36.0 sq.m. (387 sq.ft.)



First Floor

Floor area 28.1 sq.m. (302 sq.ft.)



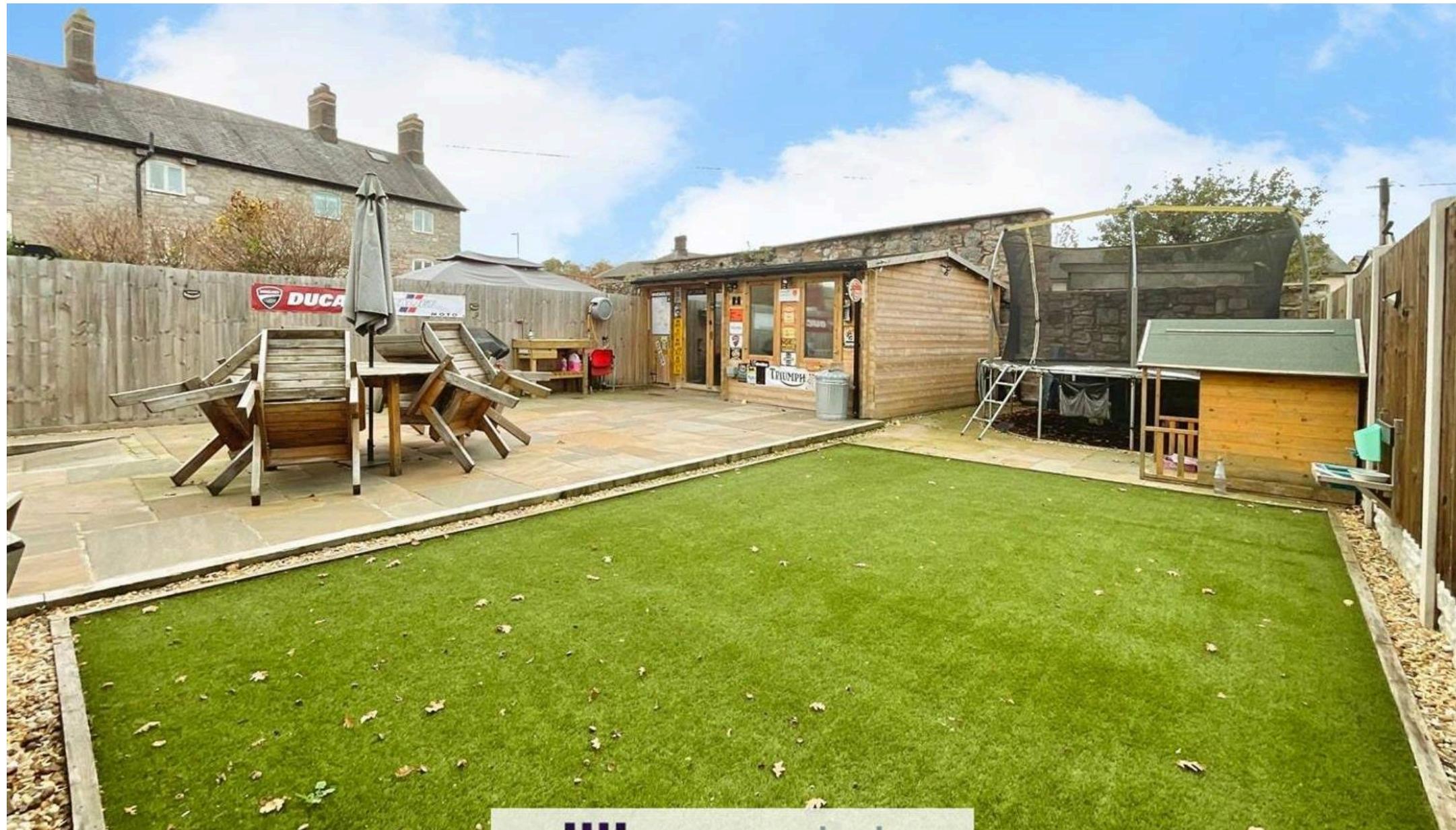
Second Floor

Floor area 27.7 sq.m. (298 sq.ft.)

Total floor area: 91.7 sq.m. (987 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](http://www.Propertybox.io)

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