



**15 Cae Castan, Ruthin, Denbighshire,
LL15 1RX**

£340,000

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EPC - C69 Council Tax Band - D Tenure - Freehold

Cae Castan, Ruthin

2 Bedrooms - Bungalow

****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. EPC Rating - 69C, Tenure - Freehold, Council Tax Band - 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

13'0" x 11'9" (3.97 x 3.60)

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

17'10" x 10'6" (5.45 x 3.22)

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

14'3" x 13'9" (4.35 x 4.21)

Two double panel radiators, uPVC double glazed windows and french doors leading to the rear garden

Bedroom One

11'9" x 9'8" (3.59 x 2.97)

Fitted wardrobes, uPVC double glazed window to the rear elevation, double panel radiator

En-suite

7'11" x 5'11" (2.43 x 1.82)

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

10'7" x 9'10" (3.23 x 3.00)

Fitted wardrobes, double panel radiator, uPVC double glazed window to the side elevation

Shower Room

8'2" x 3'6" (2.50 x 1.09)

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



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.