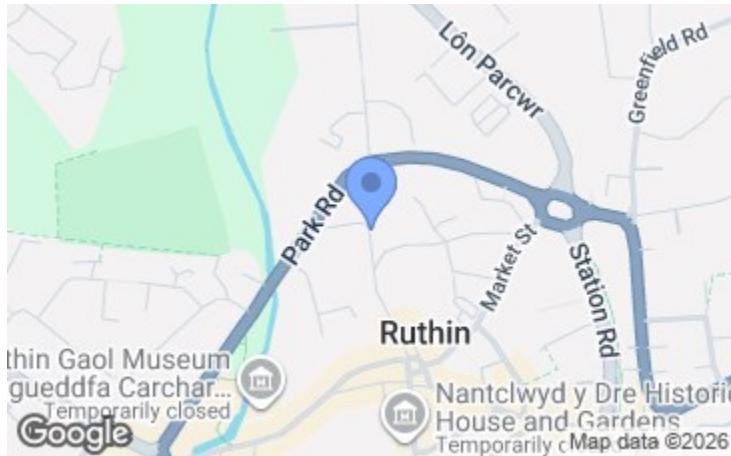


GROSS INTERNAL AREA  
FLOOR PLAN 933 sq.ft.  
EXCLUDED AREAS : CONSERVATORY 173 sq.ft.  
TOTAL : 933 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs England & Wales		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
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(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs England & Wales		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales	
EU Directive 2002/91/EC		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.

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**ESTATE AGENTS**

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## Ty Twt Prior Street

Ruthin,  
LL15 1LT

**NEW**

**£350,000**

**\*OFFERED WITH NO ONWARD CHAIN\***

A comfortable, high-quality, well-appointed detached bungalow finished to a high standard and ready for immediate occupation, just a short walk from Ruthin town centre.

A beautifully refurbished detached bungalow standing in a mature and very private setting just off Prior Street only a few minutes walk from St Peters Square and town centre which offers a wide range of shops, cafes & facilities.

This attractive bungalow has upgraded in 2023 with a new luxury fitted kitchen with 9 integrated appliances, electrical rewiring with LED lighting in part, new boiler, new flooring and landscaping to the garden.

Private gardens with drive for 4 cars and a detached garage.

Inspection recommended.

LOCATION

Ruthin is an historic town nestling in the heart of The Vale of Clwyd. Renowned for its medieval architecture and The Castle dating back to the 13th century it has a wide range of shops, cafes & restaurants and local facilities all within easy walking distance of the bungalow via several routes.

THE ACCOMMODATION COMPRSES

FRONT ENTRANCE

Deep recessed entrance with heather brown tiled step leading to UPVC double glazed front door with panel to side. It opens to a very spacious entrance hall.

ENTRANCE HALL

4.88m x 2.34m max (16'0" x 7'8" max)

Pull down loft ladder, wall light point, walk-in cloaks cupboard with hanging rail and shelf and radiator, panelled radiator.

CONSERVATORY

4.50m x 3.84m (14'9" x 12'7")



Enjoying a predominately southern aspect, it has double glazed windows to include a wide double glazed sliding patio window, single glazed door and twin glazed doors opening to the garden. Pitched polycarbonate roof and panelled radiator.

LOUNGE

5.94m x 4.04m (19'5" x 13'3")



A very spacious and elegant room with two double glazed windows. Adams style fireplace in white composite stone with marble hearth and inset log effect Living Flame electric fire with stunning changeable LCD effect lighting and separate fan heater, wall light points, woodgrain effect floor finish, TV point, panelled radiator.

Please note the luxury embroidered curtains in the lounge and also the main bedroom are included in the sale.



KITCHEN/DINING ROOM  
4.75m x 3.05m - 1.83m (15'7" x 10'0" - 6'0")



Newly refurbished in 2023 it was carefully planned with an extensive range of high quality furniture with a light-toned grey finish to door and drawer fronts with LED downlighters and under-cupboard lights, a contrasting woodgrain effect working surfaces to include a peninsula divide and breakfast bar, with nine integrated appliances, still under warranty - no utility room needed



BEDROOM ONE  
3.28m x 3.18m (10'9" x 10'5")



Double glazed window to front, panelled radiator.

EN SUITE SHOWER ROOM



Corner cubicle with high output valve, pedestal wash basin and WC, part tiled walls to a decorative dado, double glazed window, inset ceiling lighting, extractor fan, radiator.

BEDROOM TWO

3.23m x 3.18m (10'7" x 10'5")



Double glazed window with aspect over the side garden and distant views towards the historic Ruthin Jail, walk-in wardrobe with hanging rail and shelf, panelled radiator.

BEDROOM THREE

2.34m x 2.26m (7'8" x 7'4")



Presently used as a home office with built-in cupboard with shelving and panelled radiator. It opens to an adjoining conservatory.

BATHROOM

3.43m x 1.68m (11'3" x 5'6")



White suite comprising panelled bath with combination shower and tap unit, pedestal wash basin and WC, fully tiled walls with attractive dado, inset ceiling lighting, extractor fan, fitted airing cupboard with slatted shelving and radiator. Wall mounted mirror with light, panelled radiator.

GARAGE

Detached garage with metal up and over door to front, electric light and power installed, together with work bench on locking castors included in the sale.