



**16 Park Road, Ruthin - LL15 1NB**

Offers in Region of **£175,000**

## 16 Park Road

Ruthin, Ruthin

A deceptively spacious terrace house located on the favoured Park Road overlooking the park and within easy walking distance of all the town's amenities and schools and also offering a wonderful tranquil good sized rear garden with summer house. The accommodation boasts two good sized reception rooms, modern fitted kitchen with utility room off and to the first floor two bedrooms and shower room and to the second floor a spacious loft room. Viewing highly recommended. EPC rating -E45 - Tenure - Freehold - Council Tax Band - C

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





### Accommodation

uPVC door with decorative coloured light leads into

### Dining Room

Dimensions: 3.321 x 3.652 (10'10" x 11'11"). Spacious room with radiator, feature inglenook fireplace, laminate flooring, power points and uPVC window overlooking the front elevation. Door leads into

### Living Room

Dimensions: 3.676 into alcove x 4.613 to under stairs 3.883 to. Another spacious room with laminate flooring, power points, open plan under the stairs, good sized radiator, stairs off and uPVC patio doors leading onto the rear garden. Further door leads into

### L Shaped Kitchen

Dimensions: 2.886 maximum 1.317 minimum x 6.411 maximum 2.466 . Offering wall, drawer and base units with Welsh slate worktops over, newly plastered walls in early 2025, electric cooker point, Belfast sink, power points, integrated dishwasher, power points, void for tall standing fridge freezer, dual aspect uPVC windows to the side elevation and uPVC glazed door leading onto the rear garden. Also a timber door leads into

### Utility Room

Dimensions: 1.862 x 1.370 (6'1" x 4'5"). With radiator, plumbing for a washing machine, void for a tumble dryer, power points and uPVC window to the side elevation.



### Stairs/Landing

From the Living Room, stairs lead to the landing, having a good sized storage cupboard.

### Bedroom One

Dimensions: 3.580 x 7.403 (11'8" x 24'3"). With exposed timber flooring, radiator and uPVC window to the front elevation overlooking the road and park opposite.

### Bedroom Two

Dimensions: 2.717 excluding wardrobes x 3.186 (8'10" excluding). With exposed timber flooring, inbuilt wardrobe with mirrored sliding doors, radiator and uPVC window to the rear elevation enjoying views of the garden.

### Shower Room

Dimensions: 3.180 x 1.609 (10'5" x 5'3"). With low flush W.C, pedestal washbasin, walk in shower enclosure with shower panelling, overhead shower, mounted heated towel rail and obscure uPVC window to the rear elevation.

### Stairs to Loft Room

### Loft Room

Dimensions: 4.431 maximum 3.440 minimum x 3.754 to under beam . With radiator, storage into the eaves, power points and double glazed Velux window with inserted window blind.



williams estates



williams estates



williams estates



### **Rear Garden**

Firstly having a patio area from both the Living Room and Kitchen offering a sunny aspect. Also having a timber store. The garden then continues along golden gravel with stepping stones and stocked borders offering a variety of shrubs and plants. Continuing along through a garden timber arch with further stocked borders and leading to the rear patio and summer house to enjoy al fresco dining.

### **Summer House**

Dimensions: 3.178 x 3.154 (10'5" x 10'4"). Of timber construction and power.

### **Permit**

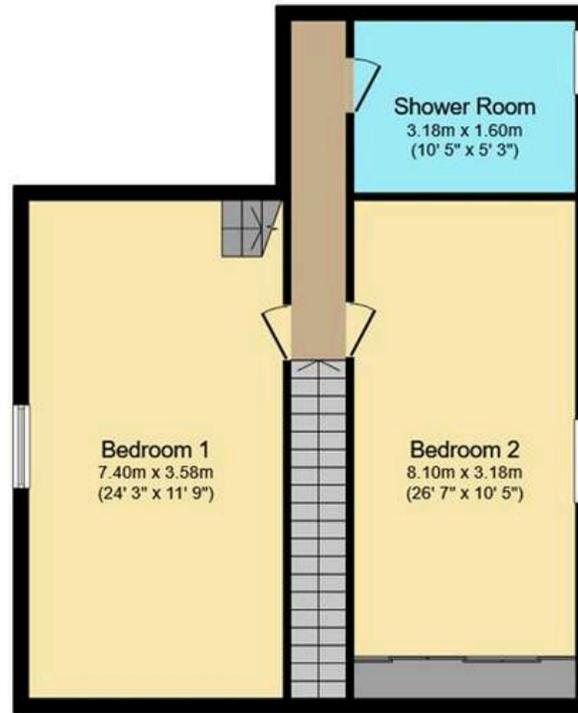
1 Parking Space

### **Directions**

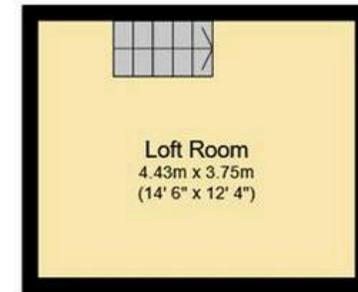
From the Ruthin Office proceed down Clwyd Street and the junction turn right and right again onto Park Road and the property is located on your left hand side by way of our For Sale board



**Ground Floor**  
 Floor area 44.7 sq.m. (481 sq.ft.)



**First Floor**  
 Floor area 66.0 sq.m. (710 sq.ft.)



**Second Floor**  
 Floor area 16.7 sq.m. (180 sq.ft.)

**Total floor area: 127.3 sq.m. (1,370 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)



## Williams Estates Ruthin Office

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

01824704050 • [Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com) • [www.williamsestates.com](http://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