



10 The Park, Ruthin - LL15 1PL
£349,950

10 The Park

Ruthin, Ruthin

This property is ideal for families seeking a welcoming home, a spacious detached home with four well-proportioned bedrooms, the house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests, the property has two bathrooms conveniently located, a kitchen with utility off, large conservatory and for those with vehicles, the property offers parking for up to five cars, a rare find that adds to the convenience of this lovely home.

In summary, this detached house, presents an exceptional opportunity for anyone looking to settle in a spacious and well-appointed residence. With its ample living space, modern amenities, and convenient parking, this property is sure worth viewing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Accommodation

A uPVC double glazed door leading into the hallway with under stairs storage cupboard, power points, radiator and doors off

Reception

Dimensions: 5.767 x 3.312 (18'11" x 10'10"). A large bright and air room, with power points, radiator and large uPVC window to the front elevation.

Kitchen / Dining Room

Dimensions: 5.741 x 3.517 (18'10" x 11'6"). A good sized kitchen dinner, with wall draw and base units with work tops above, one and half sink drainer with stainless steel mixer tap, four ring gas hob with stainless steel extractor fan above, tiled splash backs, power points, uPVC double glazed window to the rear elevation, radiators, uPVC double glazed sliding door to the conservatory, and further door leading into:

Utility room

Dimensions: 2.680 x 1.629 (8'9" x 5'4"). Having void for washer machine, power points, small uPVC double glazed window to the rear elevation, door leading into

Shower room

Dimensions: 1.931 x 1.316 (6'4" x 4'3"). With low flush W.C, wash basin and corner shower with electric shower head, stainless steel wall mounted heated towel rail, small uPVC double glazed window to the rear elevation.

Reception Room/ Bedroom 4/ Office

Dimensions: 4.519 x 2.473 (14'9" x 8'1"). A good sized multi versatile room, having power points, radiator, small cupboard housing electric meter and uPVC double glazed window to the front elevation.

Conservatory

Dimensions: 2.824 x 5.759 (9'3" x 18'10"). A good sized room running the length of the kitchen/ dinner, with radiator and uPVC double glazed windows around and patio doors to the rear garden.



Landing

Stairs from the ground floor hallway to the first floor, with uPVC double glazed window to the side elevation and doors off

Bedroom one

Dimensions: 3.298 x 5.755 (10'9" x 18'10"). A spacious room having built in wardrobes, radiator, power points and uPVC double glazed window to the front elevation.

Bedroom Two

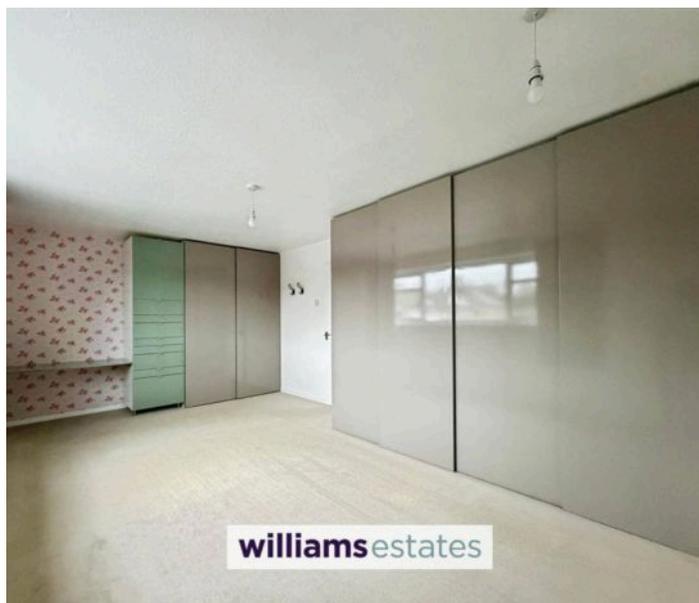
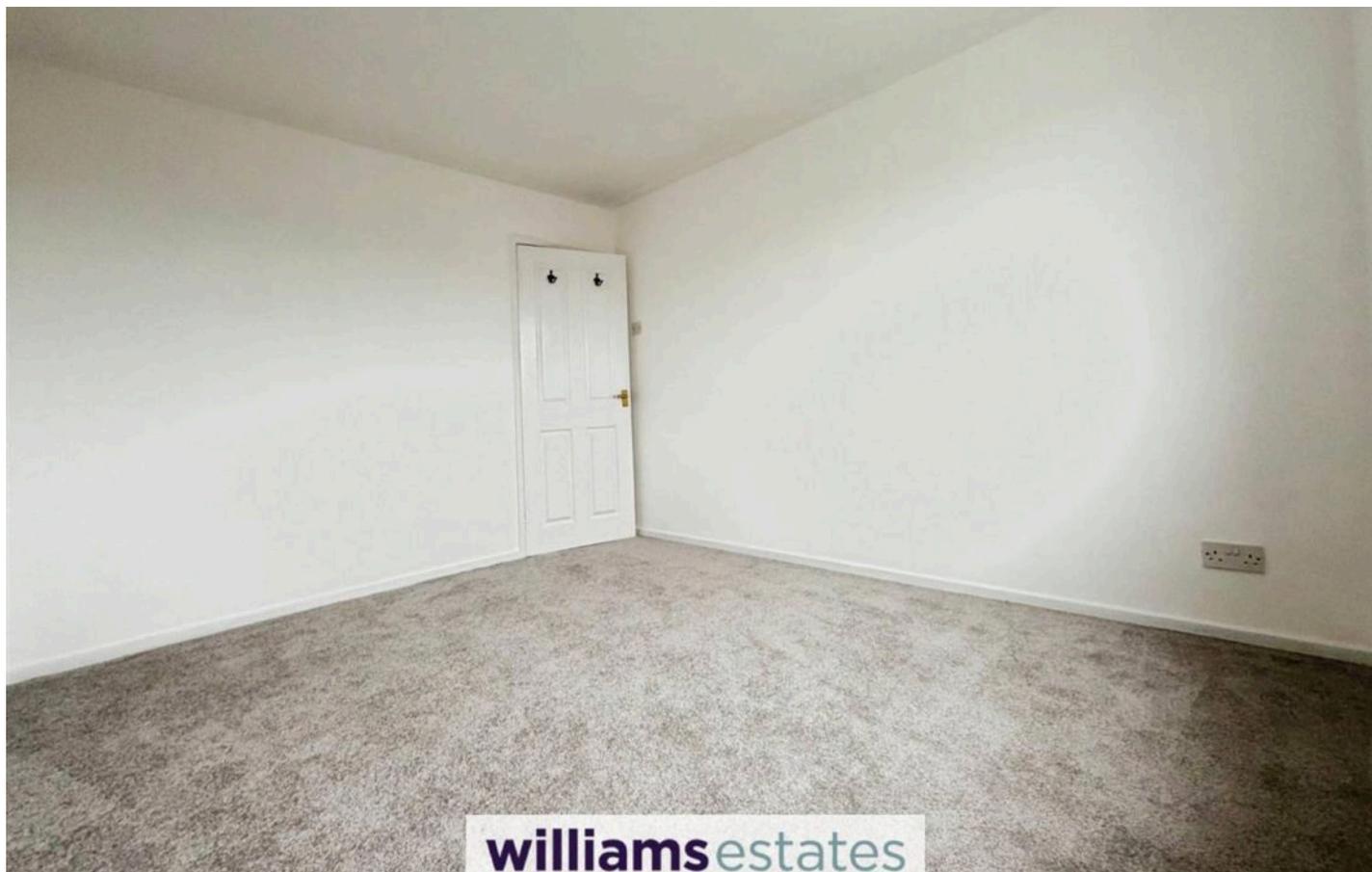
Dimensions: 2.917 x 3.518 (9'6" x 11'6"). A good sized room with power points, radiator and uPVC double glazed window to the rear elevation with views over to the Clwydian Range.

Bedroom Three

Dimensions: 2.722 x 3.530 (8'11" x 11'6"). A bright and airy room having built in wardrobes again, power points, radiator and uPVC double glazed window to the rear elevation with views beyond.

Bathroom

Dimensions: 1.788 x 2.00 (5'10" x 6'6"). Having a low flush W.C, vanity wash basin with stainless steel mixer tap, white panelled bath with power shower above, tiled flooring to ceiling, stainless steel wall mounted heated towel rail, uPVC double glazed window to side elevation.





GARDEN

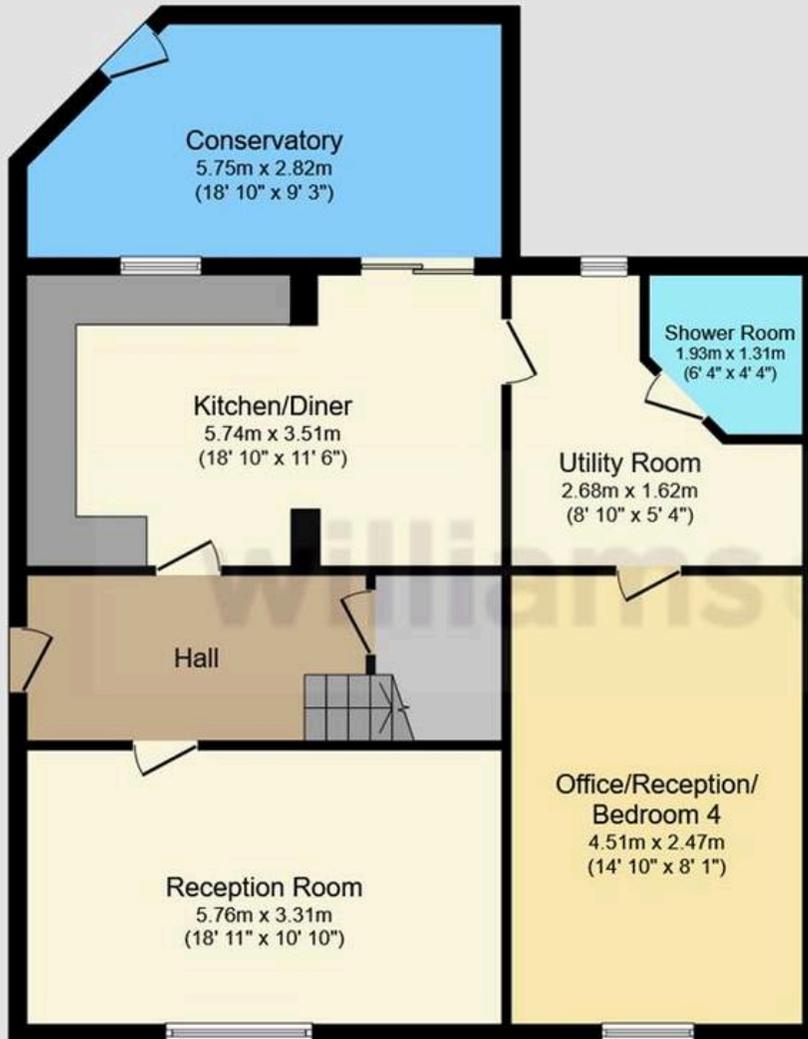
DRIVEWAY

4 Parking Spaces

GARAGE

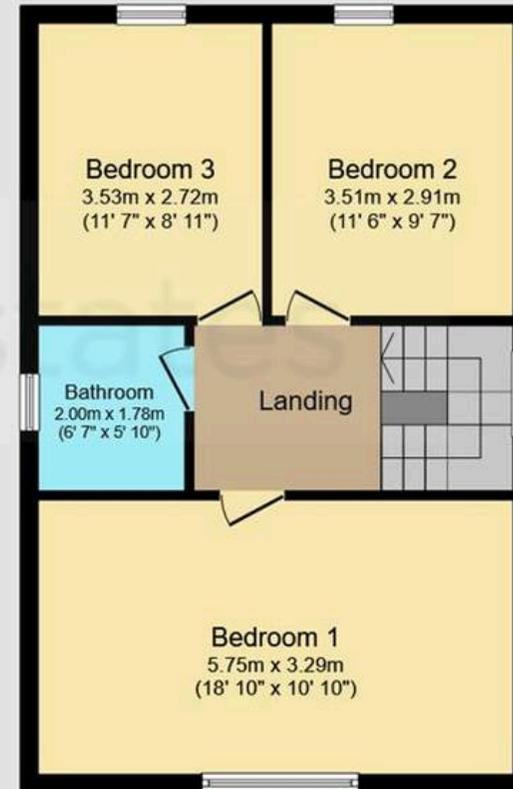
Single Garage

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Ground Floor

Floor area 100.6 sq.m. (1,083 sq.ft.)



First Floor

Floor area 52.0 sq.m. (560 sq.ft.)

Total floor area: 152.6 sq.m. (1,642 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



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