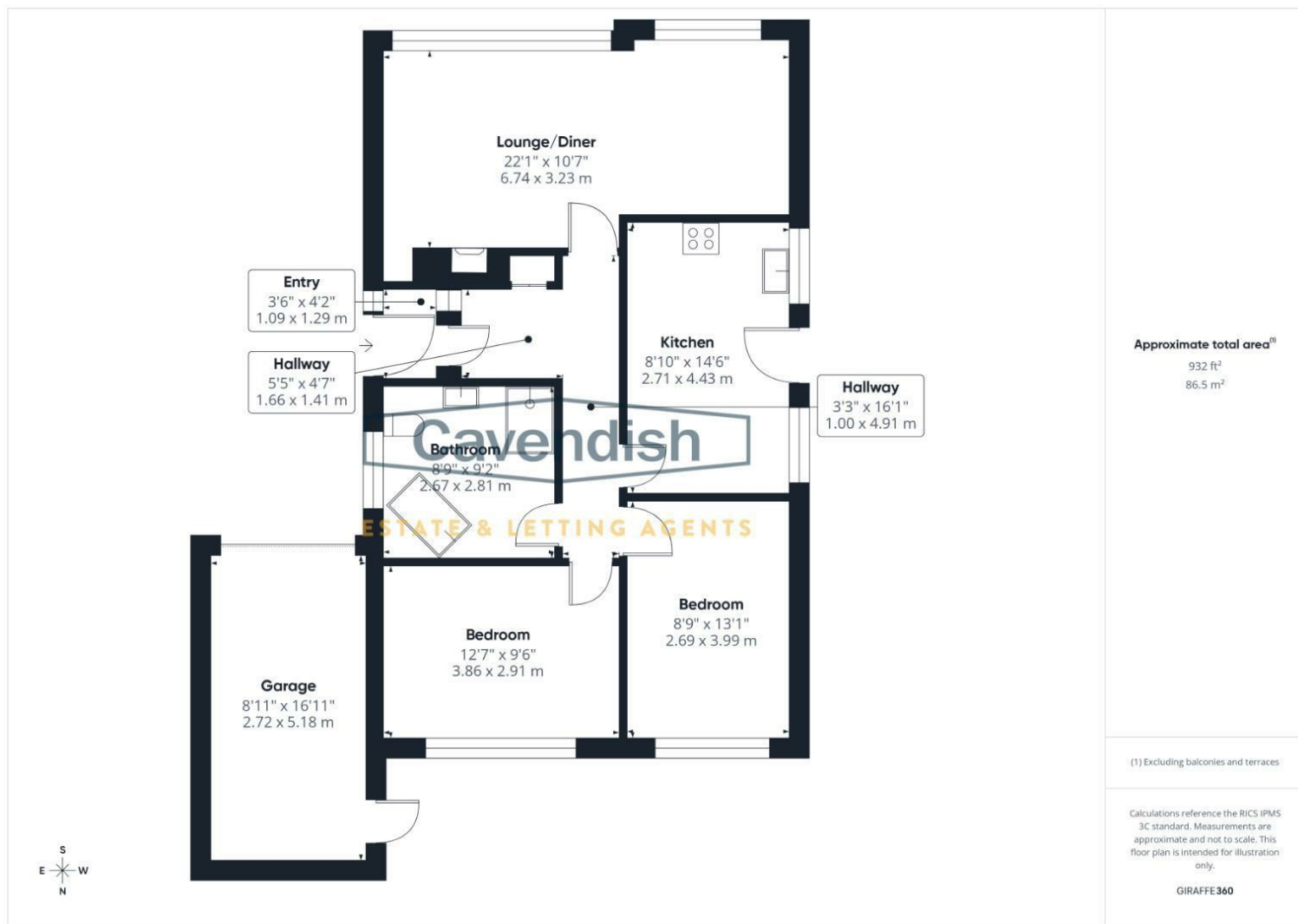


53 Bryn Rhydd, Ruthin, LL15 1RN



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	83
	EU Directive 2002/91/EC		

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

53 Bryn Rhydd
Ruthin,
LL15 1RN

Price
£259,500

Recently renovated throughout, this beautifully updated two-bedroom bungalow offers spacious, modern living in a desirable location and is attractively priced at £290,000. The property features a bright lounge/diner with a gas fireplace, a contemporary kitchen equipped with a full range of integrated appliances, and a stylish four-piece bathroom with a corner bath and separate shower. Both bedrooms overlook the rear garden, providing a peaceful outlook. Externally, the home benefits from a stoned front garden, driveway parking for up to three cars, a single garage with power, and additional storage via a rear shed. The wraparound garden offers lawned areas, a patio, and raised decking—ideal for relaxing or entertaining. This newly renovated bungalow is ready to move into and perfectly suited to buyers seeking modern, low-maintenance living.

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.

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Location



Situated in a quiet and sought-after residential area of Ruthin, the property enjoys convenient access to local amenities, schools, and transport links. The market town centre is just a short distance away, offering a range of shops, cafés, and services, while the surrounding countryside provides beautiful walking routes and scenic views. This peaceful yet well-connected location makes it ideal for those seeking both comfort and convenience.

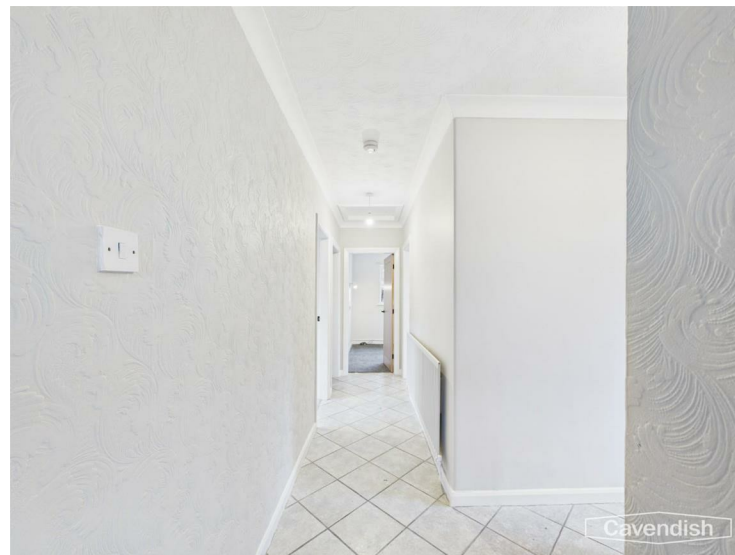
External



The property benefits from a stoned front garden and a generous driveway providing parking for up to three vehicles. A single attached garage with electrical supply and lighting sits to the side, with an additional shed located behind it.

Entrance hall

1.66 x 1.41 m (5'5" x 4'7")



The hallway is bright and welcoming, featuring light tiled flooring that runs throughout the entrance and links the main rooms of the home. The walls are painted in a subtle neutral tone, with a radiator positioned along one side, leading towards the bedrooms and bathroom.

Lounge/Diner

6.74 x 3.23 m (22'1" x 10'7")



This spacious lounge and dining area stretches across the front of the property, boasting a large window that fills the room with natural light. The wooden flooring adds warmth to the space, complemented by a traditional fireplace that forms a charming focal point. Neutral walls provide a versatile backdrop for personalised décor.

Kitchen

2.71 x 4.43 m (8'10" x 14'6")



The kitchen is bright and contemporary, fitted with white cabinetry and sleek black handles, paired with a clean white tiled splashback. A blend of integrated appliances includes an oven and microwave set into tall units. Light wood-effect flooring and recessed ceiling lights enhance the airy feel. Double windows and a side door offer views and access to the garden.



Bathroom

2.67 x 2.81 m (8'9" x 9'2")



The bathroom is a well-appointed space with a modern, light feel created by large marble-effect wall tiles and black and white patterned floor tiles. It features a corner bathtub, separate glass-enclosed shower, wash basin set within a vanity unit, and a close-coupled WC. Two frosted windows provide natural light while maintaining privacy.

Bedroom 1

3.86 x 2.91 m (12'7" x 9'6")



Bedroom 1 offers a peaceful retreat with a large window overlooking the garden. The room is tastefully decorated in neutral tones, and is fitted with a double built-in wardrobe featuring sliding doors. Soft grey carpet underfoot adds comfort and warmth to the space.