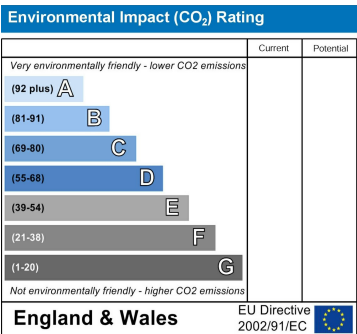
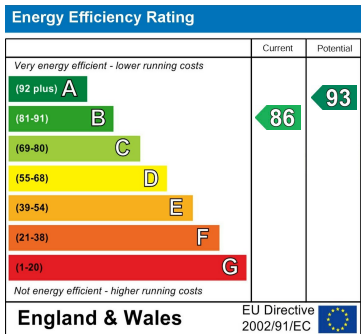


46A Castle Park, Ruthin, LL15 1DG



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46A Castle Park

Ruthin,
LL15 1DG

**Offers Around
£340,000**

A well-presented three-bedroom detached home in Castle Park, Ruthin, offering modern family accommodation. The property features an open-plan kitchen/diner with breakfast bar, a spacious living room with sliding doors to the garden, a principal bedroom with study/dressing area, and a contemporary bathroom with freestanding bath and walk-in shower. Outside there is an enclosed rear garden and generous off-road parking.

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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Exterior

An attractive red-brick detached home with a contemporary grey front door, generous off-road parking for 3/4 cars to the front and a well-presented elevation featuring large windows and roof lights.

Kitchen/Diner

7.27 x 3.91 (2310" x 129")



A stylish open-plan kitchen/diner with a range of grey handleless units, white worktops and a central breakfast bar with seating. The kitchen is fitted with a range-style cooker and extractor, while the adjoining dining area offers space for a family table beneath a large window. Tiled flooring and recessed lighting run throughout this sociable space.

Utility / Cloakroom

2.18 x 2.27 (71" x 75")



A practical utility room with space for appliances, a worktop, wall-mounted boiler and a useful WC with basin. A window provides natural light and ventilation.

Living Room

6.26 x 3.75 (20'6" x 12'3")



A spacious dual-aspect living room with wood flooring, recessed lighting and a large sliding door opening onto the rear garden. The room offers excellent space for family living and entertaining.

Bedroom One

6.27 x 3.71 (20'6" x 12'2")



A generous double bedroom with a vaulted ceiling, twin roof lights and fitted wardrobe storage. The room also includes a useful study/dressing area with a roof light and desk space, making it a versatile principal bedroom.

Bedroom Two

4.30 x 3.91 (14'1" x 12'9")



A versatile double bedroom with a sloped ceiling, window and ample space for two single beds or a double, making it ideal as a guest room or children's bedroom.

Bedroom Three

2.82 x 3.91 (9'3" x 12'9")



A well-presented third bedroom with a sloped ceiling, large window and carpeted flooring. Currently arranged as a nursery, this room would also suit a single bedroom or home office.

Bathroom

1.71 x 4.11 (57" x 13'5")



A contemporary bathroom featuring a freestanding bath, a large walk-in shower, WC and vanity unit. White metro tiling, wood-effect flooring and a frosted window create a clean, modern finish.

Outside



To the rear is a private enclosed garden with a paved patio, lawn and established hedging, perfect for outdoor seating. The front driveway provides generous off-road parking.

Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band E - Denbighshire County Council.

AML

Anti-Money Laundering Verification
Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings