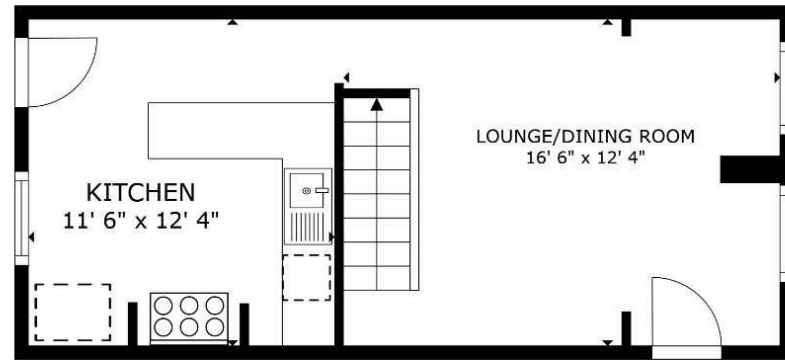
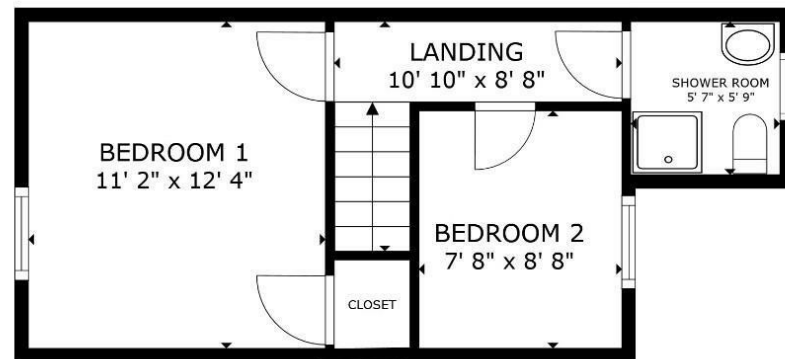


Arthog Park Road, Ruthin, LL15 1NB



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 349 sq.ft. FLOOR 2 310 sq.ft.
TOTAL : 659 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



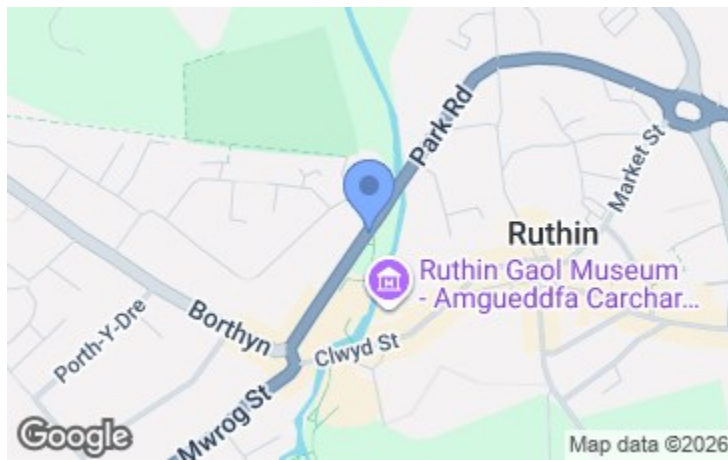
Cavendish
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



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	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	

Arthog Park Road
Ruthin,
LL15 1NB

Price
£160,000

A well presented and extended two bedroom mid-terrace house forming part of this popular row of houses conveniently placed only a short distance from the historic Gaol and Visitor Centre and Ruthin town centre.

Benefitting from gas central heating and double glazing in the main, it affords: canopy entrance, fitted kitchen/breakfast room, extended lounge/dining room, first floor landing, large main bedroom to the front of the house, bedroom two and shower room/wc. Enclosed and private walk-through passageway leading to a private and enclosed patio garden to the rear.

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.



www.cavendishproperties.co.uk

LOCATION

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC panelled door leading to kitchen/dining room.

KITCHEN/DINING ROOM

3.76m x 3.51m (12'4 x 11'6)

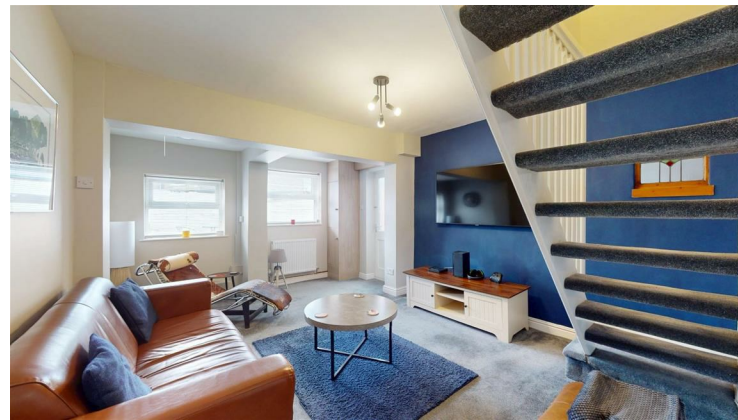


Refurbished with a modern range of base and wall mounted cupboards and drawers with a high gloss grey tone finish to door and drawer fronts and contrasting wood effect working surfaces to include peninsular breakfast bar. Former chimney breast lined in tiles and providing space for a range style cooker with electric and gas point, inset single drainer sink with mixer tap, void and plumbing for washing machine, attractive tiled splashback, hardwood laminate flooring, double glazed window to front with Venetian blind, panelled radiator.



LOUNGE

5.03m x 3.76m (16'6 x 12'4)



A spacious room which has been extended. It has an open tread staircase rising off, TV point, two double glazed windows and door leading to rear. Fitted cabinet to corner housing a gas fired boiler providing heating and hot water and panelled radiator.



FIRST FLOOR LANDING

Access to roof void, panelled radiator, pine floorboarding.

BEDROOM ONE

3.76m x 3.40m (12'4 x 11'2)



A spacious room with high vaulted ceiling, cottage style double glazed window to front with views towards the historic jail and river, fitted airing cupboard with slatted shelving, panelled radiator, pine floorboarding.

BEDROOM TWO

2.64m x 2.34m (8'8 x 7'8)



Double glazed window to rear, high ceiling with high level storage cupboards, panelled radiator.

SHOWER ROOM

1.75m x 1.70m (5'9 x 5'7)



White suite comprising corner cubicle with electric shower, pedestal wash basin and WC, part tiled walls to a mosaic style, extractor fan, double glazed window, panelled radiator.

OUTSIDE REAR



An enclosed and private area with golden gravel and paved patio.



COUNCIL TAX

Denbighshire County Council - Tax Band C.

TENURE

Understood to be freehold subject to verification.

DIRECTIONS

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the first exit onto Park Road. Follow the road for some 500yds proceeding past the fire station and Arthog will be found on the right hand side.

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW