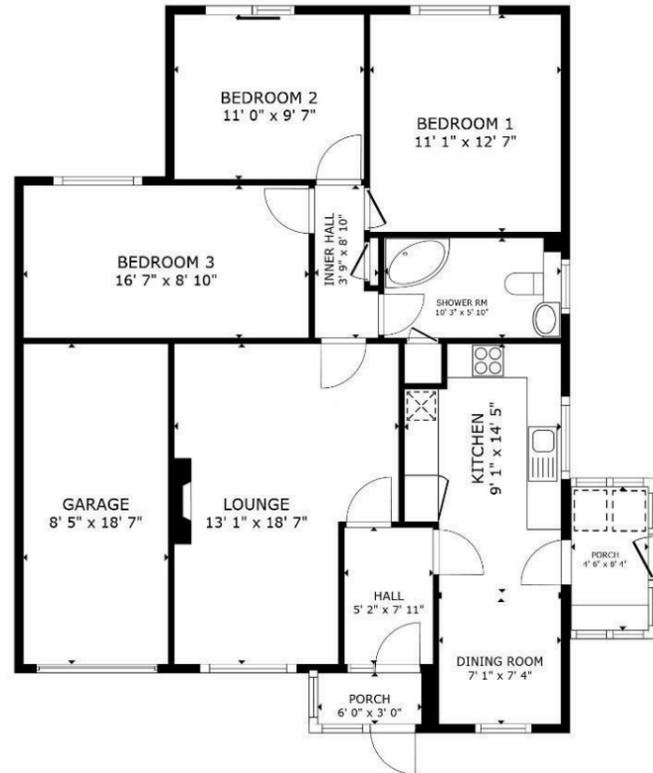
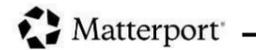


17 The Park, Ruthin, Denbighshire, LL15 1PW



GROSS INTERNAL AREA  
FLOOR PLAN 958 sq.ft.  
EXCLUDED AREAS : GARAGE 156 sq.ft.  
TOTAL : 958 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	74
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



**17 The Park**  
Ruthin, Denbighshire,  
LL15 1PW

**Price**  
**£280,000**

A MODERNISED AND WELL PRESENTED THREE BEDROOM LINK DETACHED BUNGALOW with garage standing in the heart of this popular residential cul de sac a short distance from town.

Benefiting from a large south-westerly facing garden and patio to rear, it affords an enclosed entrance porch, central hall, lounge with aspect across the development towards the Clwydian Hills, a modern fitted kitchen with a range of integrated appliances and adjoining dining room, side porch with utility area, inner hall with three well proportioned double bedrooms, one with patio windows opening to the garden, shower room and WC, modern gas heating and double glazing. Driveway and integral single garage, large and well maintained gardens with extensive patios which extend to either side of the bungalow.



www.cavendishproperties.co.uk

**Cavendish**  
ESTATE AGENTS

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**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.

**LOCATION**

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network. It is conveniently placed for access to a convenience store and bus stop all within easy walking distance

**THE ACCOMMODATION COMPRISES****PORCH**

1.83m x 0.91m (6' x 3')

UPVC and double glazed outer porch leading in, double glazed and UPVC inner door with panel leading to hall.

**HALL**

2.41m x 1.57m (7'11" x 5'2")



Coved ceiling, panelled radiator.

**LOUNGE**

5.66m x 3.99m max (18'7" x 13'1" max)



An attractive room with a wide double glazed window to front with views across the cul de sac towards the Clwydian Hills,

modern Adams style fireplace and hearth in a mock limestone with inset coal effect electric fire, coved ceiling, TV point, panelled radiator.

**KITCHEN/DINING ROOM**

4.39m x 2.77m plus 2.24m x 2.16m (14'5" x 9'1" plus 7'4" x 7'1")



Refurbished with a modern range of base and wall mounted cupboards and drawers with an off white finish to drawer and door fronts and contrasting light woodgrain effect working surfaces. It includes an inset single drainer sink with mixer tap, inset four ring electric hob with convector hood above, integrated Bosch double oven, integrated fridge, freezer, Beko dishwasher. Ceiling downlighters, coved ceiling, limestone effect tiled floor.



To the dining area is a double glazed window with views across the cul de sac

towards the Clwydian Hills and panelled radiator. Part glazed door leading to side porch/utility.

**SIDE PORCH/UTILITY**

Fitted woodgrain effect working surfaces providing void and plumbing for washing machine and space for tumble dryer, further cabinet, double glazed windows, door leading to the side domestic area and rear garden.

**ENCLOSED INNER HALL**

Access to roof void with pull down ladder, fitted cupboard, panelled radiator.

**BEDROOM ONE**

3.84m x 3.38m (12'7" x 11'1")



Wide double glazed window to rear with blinds, coved ceiling, panelled radiator.

**BEDROOM TWO**

3.35m x 2.92m (11' x 9'7")



Double glazed sliding patio window opening to the rear garden, coved ceiling, panelled radiator.

**BEDROOM THREE**

5.05m x 2.69m (16'7" x 8'10")



Double glazed window to rear, coved ceiling, panelled radiator.

**SHOWER ROOM**

3.12m x 1.78m (10'3" x 5'10")



Modern suite comprising corner cubicle with floor level tray, glazed screen and high output shower, fitted cabinet to one wall incorporating wash basin and WC, fully tiled walls, extractor fan, chrome towel radiator, fitted linen cupboard with modern Worcester gas fired combination boiler providing heating and hot water and slatted shelf.

**OUTSIDE**

Wide tarmac driveway leading in providing space for parking and access to the integral garage.

The front is designed for low maintenance with two slated areas and riven stone effect flagged pathways. Access to the right hand side leading to the rear where there is an extensive riven stone effect patio which extends across the full width of the bungalow and to either side together with a large lawn with central variegated holly bush.

**GARAGE**

6.10m x 2.44m (20' x 8')

Metal up and over door to front.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road.

Follow the road over the pelican crossing and take the second right in to Y Parc. At the T junction turn right and the bungalow will be found on the right.

**COUNCIL TAX**

Denbighshire County Council - Tax Band D

**TENURE**

Freehold

**\*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