

9 Park Road, Ruthin, LL15 1NB

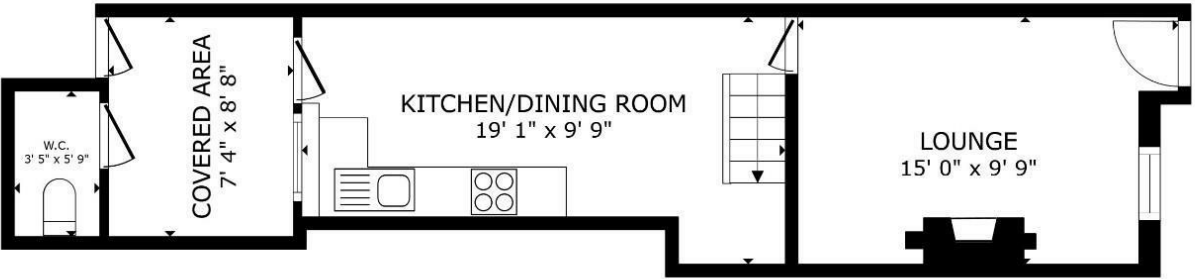
Cavendish
ESTATE AGENTS

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

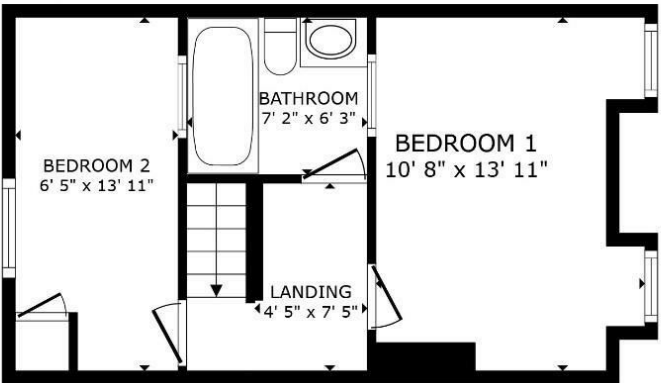
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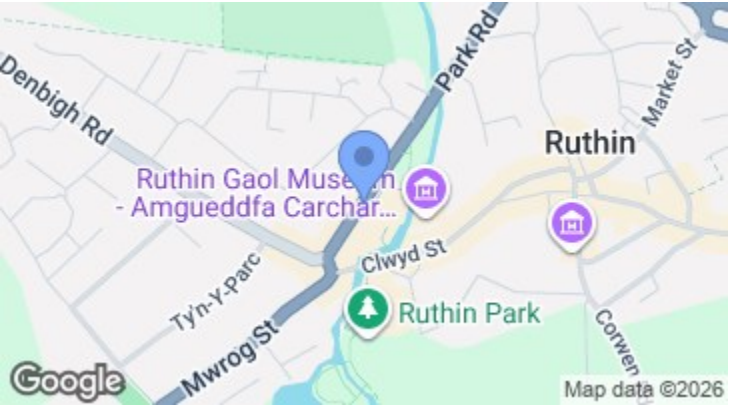


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 387 sq.ft. FLOOR 2 336 sq.ft.
TOTAL : 722 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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



9 Park Road
Ruthin,
LL15 1NB

Price
£150,000

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.



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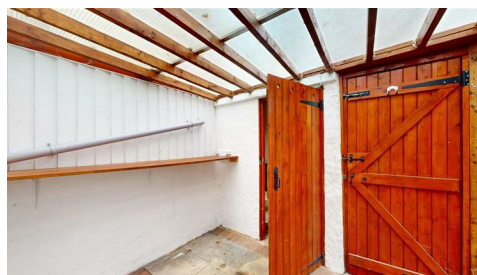
An attractive stone fronted two bedroom mid terraced house, extended to the rear to provide a surprisingly spacious home, together with a covered domestic area and very extensive gardens, conveniently placed for Ruthin town centre. Forming part of an established row of period houses on Park Road, the property dates from before 1900 and has been modernised over the years while retaining the proportions and character of an older home.

Spacious lounge, extended kitchen/dining room, covered domestic area with cloaks/w.c.
First floor central landing with pull-down ladder to converted loft room, 2 bedrooms and bathroom

Solar panels & electric heating.

The location is particularly convenient, with Ruthin town centre and its range of independent shops, cafés, supermarkets and everyday amenities within easy reach. The town is also well placed for travel throughout the Vale of Clwyd and towards Mold, Wrexham and the A55.

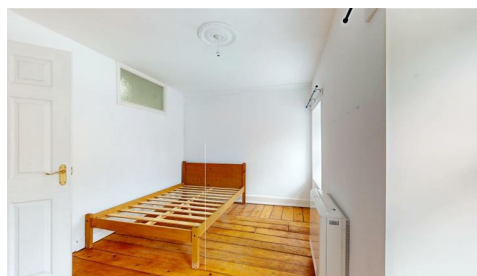
The house would make an ideal first home or investment and benefits from solar panels and electric heating.



Beyond the kitchen is an enclosed covered domestic area together with a useful cloakroom with WC.



The large landing also has a ladder providing access to a converted loft room with two Velux windows, lined walls and a carpeted floor.



To the first floor are two bedrooms and a modern bathroom.



The length of the rear garden is an unexpected feature for a property so close to the centre of town. Mainly laid to lawn, a pathway leads through the garden to a large paved patio, providing plenty of outside space to enjoy.



to Cavendish Estate Agents Ltd upon completion.

TENURE -

Understood to be freehold, subject to verification.

DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right, at the junction with Denbigh Road turn right onto Park Road. Continue for a short distance whereupon Number 9 will be found on the left hand side.



VIEWING

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

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

ROOM MEASUREMENTS

Lounge 15' x 9'9 Kitchen/Dining Room 19'1 x 9'9 Covered area 8'8 x 7'4 Bedroom 1 13'11 x 10'8 Bedroom 2 13'11 x 6'5 Bathroom 7'2 x 6'3 Loft Room 13'11 x 8' approx

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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