



**19 Castle Park, Ruthin, Denbighshire,
LL15 1DF**

£315,000



EPC - null Council Tax Band - E Tenure - Freehold

Castle Park, Ruthin

3 Bedrooms - Bungalow - Detached

NO CHAIN This three-bedroom detached dormer bungalow is situated in the desirable Castle Park Estate. The property is ready for immediate occupancy and offers a spacious living area, a well-equipped kitchen, and a convenient utility room. It comprises three bedrooms, with one being on the ground floor, a downstairs W.C., and an upstairs bathroom. The residence is equipped with uPVC double glazing and gas central heating. Additionally, it provides ample off-street parking, front and rear gardens and a single garage with a boarded loft space. EPC Rating - E46 , Council Tax Band - E , Tenure - Freehold.



Accommodation

uPVC front door leading to entrance hallway which provides doors to all rooms and a staircase to the first floor.

Living Room

21'11" x 13'0" (6.68 x 3.96 (6.669 x 3.964))
The room features carpeted flooring and offers plenty of space, single radiator and a fireplace with quartz hearth. Additional features include uPVC sliding doors to the rear and a uPVC double glazed window to the front.

Kitchen

13'9" x 8'4" (4.19 x 2.54 (4.201 x 2.535))
With two uPVC double glazed windows to the rear which provides plenty of light. This room also benefits laminate-marble effect countertops with laminate splashbacks, and a variety of matching base and wall units, single radiator and a void for a dishwasher, and space for a tall standing fridge-freezer.

Utility room

5'6" x 4'9" (1.68 x 1.45 (1.667 x 1.445))
With laminate marble effect worktops and a wall unit, comprises an uPVC obscure window to the side elevation. Also has the void and plumbing for a washing machine and tumble dryer. A uPVC door leads to the rear garden from here.

Downstairs W.C

6'4" x 5'5" (1.93 x 1.65 (1.940 x 1.658))
A low flush W.C, uPVC double glazed window with obscure glass on the side, and a vanity washbasin.

Ground Floor Bedroom

11'5" x 10'1" (3.48 x 3.07 (3.469 x 3.066))
The room features carpeted flooring, a double radiator, and a uPVC double glazed window at the front.

First Floor Landing

12'0" x 6'7" (3.66 x 2.01 (3.665 x 2.016))
Spacious and offers plenty of natural light, with a large uPVC glazed window at the front and doors off to all rooms.



Bedroom One

19'1" x 11'7" (5.82 x 3.53 (5.824 x 3.539))

The room is carpeted and has two uPVC double glazed windows, one at the front and one at the rear. It includes a built-in wardrobe with sliding doors and is equipped with both a single and a double radiator.

Bedroom Two

13'8" x 11'8" (4.17 x 3.56 (4.163 x 3.558))

The room features carpeted flooring, a uPVC double glazed window at the front, a single radiator, and a built-in storage cupboard tucked into the eaves.

Family Bathroom

7'10" x 6'9" (2.39 x 2.06 (2.376 x 2.048))

With partially tiled walls and full tiling surrounding the bath with an electric shower over. Other fixtures include a low flush W.C and a pedestal wash basin. A uPVC double glazed window with obscure glass to the rear elevation and a chrome ladder-style towel rail.

Garage

16'2" x 8'8" (4.93 x 2.64 (4.934 x 2.653))

This roomy single garage features an electric shutter and an attic space accessible via a dropdown ladder hatch. Additionally, there's a timber-framed window with single glazing on the side.

Outside

Off road parking for two vehicles, along with a well kept front lawn with various mature shrubs along the borders. Access via a pathway to the rear garden.

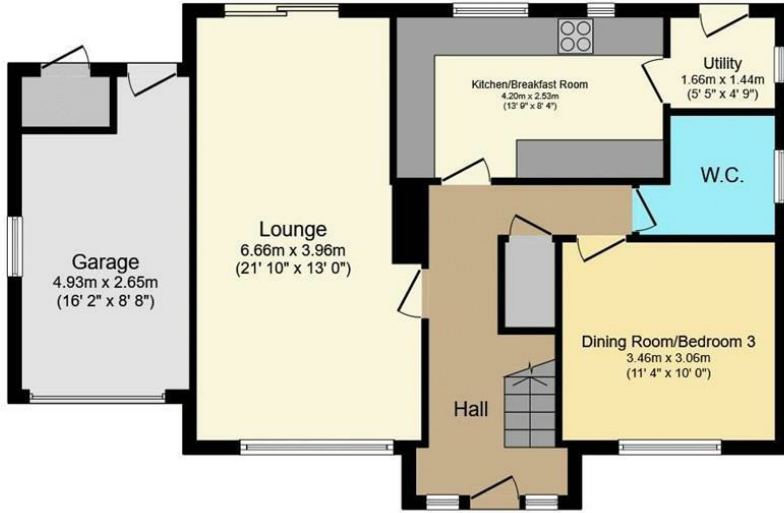
Rear Garden

With a larger than average rear garden and access to the front lawn via a pathway. The garden is mainly laid to lawn with a variation of shrubs and flowers along its borders, also offers a small pond which serves as a centre piece and is fully enclosed by timber fencing.

Directions

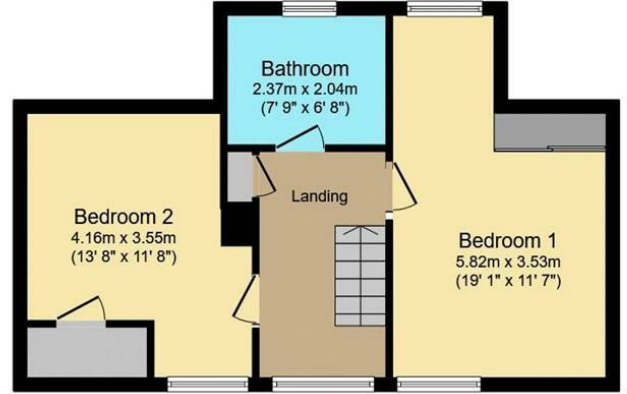
From Williams Estates, travel to the end of Well Street, take a right turning, follow the road around, continue onto Llanfair road, take the right turning onto Castle Park, then take an immediate left, follow the road to the bottom and around, the property will be found on your right.





Ground Floor

Floor area 76.3 sq.m. (821 sq.ft.) approx



First Floor

Floor area 44.4 sq.m. (478 sq.ft.) approx

Total floor area 120.7 sq.m. (1,299 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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		

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