

**15 Park Road, Ruthin, Denbighshire,  
LL15 1NB**

**£110,000**

 2  1  2  D

**EPC - D61**

**Council Tax Band - C**

**Tenure - Freehold**



# Park Road, Ruthin

## 2 Bedrooms - House - Terraced

**\*\*No Onward Chain \*\*** This spacious mid-terrace property is conveniently located just a short walk from Ruthin Town Centre, providing access to all its local amenities and schools. The property offers a living room, sitting room, kitchen/diner, conservatory, two double bedrooms and good sized loft room. Added asset of a larger than average rear garden enjoying a sunny aspect. EPC - D - 61, Tenure - Freehold, Council Tax Band - C



### Description

**INVESTOR OPPORTUNITY** An ideal project for those looking to undertake a renovation project this spacious mid-terrace property is conveniently located just a short walk from Ruthin Town Centre, having easy access to all its local amenities and local schools. Ruthin is a charming medieval town nestled in North Wales, holds a captivating allure for visitors seeking a glimpse into the past. Steeped in history. The focal point is the imposing Ruthin Castle, standing proudly since the 13th century, which provides a magnificent backdrop to the town's ambiance. As you wander through the narrow lanes, you'll discover delightful tea rooms, traditional pubs, and independent shops offering a range of unique crafts. With its rich heritage, stunning landscapes, and warm hospitality.

The property offers living room, sitting room, kitchen/diner, conservatory, double bedrooms and large loft room. Added asset of larger than average rear garden.

### Accommodation

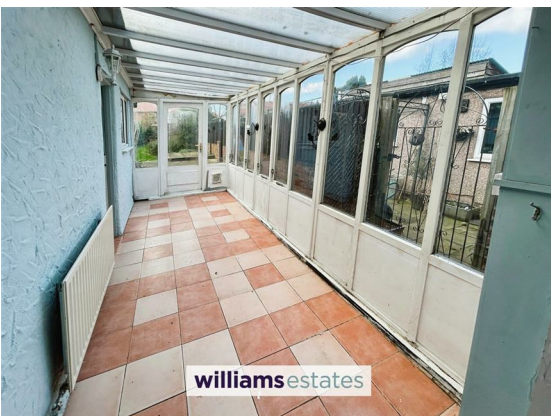
uPVC front door leading to

### Sitting Room

12'0" x 11'3" (3.66 x 3.43 (3.663 x 3.435))  
Part-glazed uPVC front door, the property invites an abundance of natural light, creating a bright and airy atmosphere and a single radiator.

### Living Room

15'0" x 12'1" (4.57 x 3.68 (4.575 x 3.689))  
Bright and airy living room, with a log burner, positioned on a slate base and brick surround, exposed timber beams traverse the ceiling.



## Kitchen

17'3" x 5'2" (5.26 x 1.57 (5.258 x 1.583))

Well-appointed kitchen with tiled flooring with void for a tall standing fridge freezer, plumbing for a washing machine, laminate worktops, with matching wall and base units, a four ring gas hob with extractor over. Partially tiled splashback, uPVC double-glazed windows, leading into the adjoining dining room/conservatory.



## Diner / Conservatory

17'8" x 6'9" (5.38 x 2.06 (5.377 x 2.045))

Bright and spacious with access through to kitchen and living room, door leading out to the rear garden.

## Bedroom One

12'0" x 11'4" (3.66 x 3.45 (3.664 x 3.446))

Spacious bedroom with uPVC double glazed window to the front elevation and single radiator.



## Bedroom Two

11'11" x 10'1" (3.63 x 3.07 (3.637 x 3.062))

With uPVC double glazed window to the rear elevation and a double radiator.

## Bedroom Three

12'5" x 10'8" (3.78 x 3.25 (3.791 x 3.248))

Second floor spacious bedroom, with a velux window looking over the rear elevation, two storage cupboards located in the eaves.

## Shower Room

Low flush W.C, pedestal wash basin with partially tiled splash back, corner shower unit and obscure double glazed window to front elevation.



## Rear Garden

Larger than average garden which is mainly laid to lawn, patio area, mature shrubs and bound by timber fencing.

## Directions

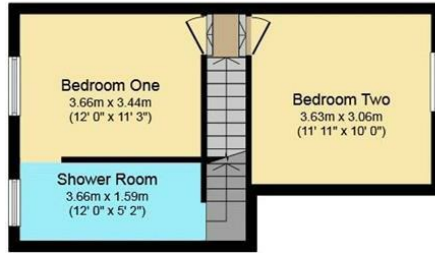
From the Ruthin Office, travel to the top of Well street, take the second exit off the roundabout and travel to the end of Clwyd Street, at the Junction take a right, and another right onto Park Road, the property is located on your left.





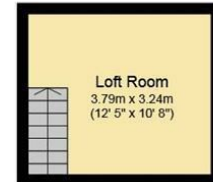
### Ground Floor

Floor area 61.3 sq.m. (660 sq.ft.) approx



### First Floor

Floor area 33.7 sq.m. (362 sq.ft.) approx



### Second Floor

Floor area 12.0 sq.m. (129 sq.ft.) approx

Total floor area 106.9 sq.m. (1,151 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) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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