

**15 Cae Castan, Ruthin, Denbighshire,
LL15 1RX**

£360,000

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EPC - C69

Council Tax Band - D

Tenure - Freehold

Cae Castan, Ruthin

2 Bedrooms - Bungalow

No Chain A charming detached two bedroom bungalow located in the picturesque area Ruthin, having delightful views to the front elevation. This lovely property boasts a living room, a kitchen big enough to dine in, a conservatory to the rear, the main bedroom has the benefit of en suite facilities and a bathroom. There is ample space for a small family or those looking to retire. The property has off road parking, access to a single garage and lovely gardens to the front with the rear being designed for ease of maintenance. Situated in a tranquil neighbourhood, this bungalow offers a peaceful location convenient for the medieval town of Ruthin.

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Accommodation

The accommodation comprises uPVC front door, glazed panel to the side.

Entrance Hall

Double panel radiator with cover, storage cupboard, access to roof space. Access to:

Kitchen

13'0" x 11'9" (3.97 x 3.60)

Well fitted having a good range of base and wall mounted cupboards and drawers, complimentary working surfaces, void for cooker with extractor hood above, tiled splash backs, stainless steel sink unit having a mixer tap, void for a tall standing fridge, uPVC double glazed window to the front elevation, integrated dishwasher, double panel radiator, uPVC double glazed door to the side. Access to:

Utility Area

Void for automatic washing machine and tumble dryer above.

Living Room

17'10" x 10'6" (5.45 x 3.22)

Feature ornamental fireplace and hearth housing a living flame gas fire, double panel radiator, uPVC double glazed window to the front elevation having lovely views, uPVC double glazed window to the side.

Conservatory

14'3" x 13'9" (4.35 x 4.21)

Two Double panel radiators, uPVC double glazed windows and french doors leading to the rear garden.

Bedroom One

11'9" x 9'8" (3.59 x 2.97)

Fitted with a good range of robes, uPVC double glazed window to the rear elevation, double panel radiator,

En Suite

7'11" x 5'11" (2.43 x 1.82)

Fully enclosed shower cubicle having an electric shower, pedestal wash hand basin, low level WC, uPVC double glazed window having obscure glass., part tiled walls.



Bedroom Two

10'7" x 9'10" (3.23 x 3.00)

Fitted with robes, double panel radiator, uPVC double glazed window to the side elevation,

Shower Room

8'2" x 3'6" (2.50 x 1.09)

Walk in shower cubicle, fully tiled walls, wall hung wash hand basin, low level WC, radiator, uPVC double glazed window having obscure glass

Outside


Drive leading to Garage having up and over door, light and power, pedestrian access. There is a path to the front door, the front garden is mainly laid to lawn there is access to the side via a timber gate leading to the rear garden. The rear garden is paved for ease of maintenance, raised fully stocked bank, timber fencing to the boundary,

Directions

From the Agents Ruthin Office proceed to the bottom of Well Street, turning right, take the first left after the pedestrian cross for Llanrhydd, continue straight on turning right into Bryn Glas then second left into Cae Castan whereupon the property will be located at the top of the road.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.