



29 Park Road

, Ruthin, LL15 1NB

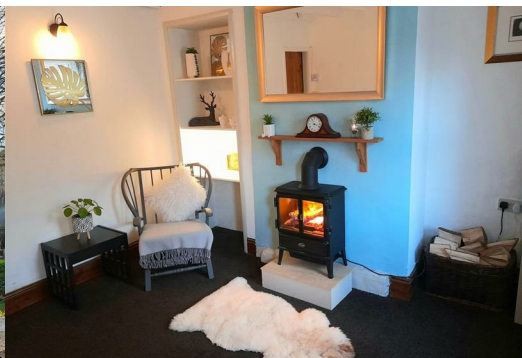
Offers In The Region Of £120,000



** MATURE MID TERRACED PROPERTY ** SOUGHT AFTER LOCATION ** TWO BEDROOMS ** GAS CENTRAL HEATING AND DOUBLE GLAZING **NO ONWARD CHAIN ** IDEAL FIRST TIME PURCHASE **

Reid & Roberts are delighted to offer to the market This Charming Two Bedroom Mid-Terrace property located within walking distance to the medieval market town of Ruthin. The property is offered to the market with No Onward Chain making it the Ideal First Time Buy or Investment Property.

The accommodation in brief comprises to the ground floor: Lounge,



ACCOMMODATION COMPRISES

The property is accessed via a composite door with double glazed inset leading into:

Lounge 11'2 x 11'1 (3.40m x 3.38m)

Having beamed ceiling, wall lights, t.v. aerial point, chimney recess with built in shelving, double panel radiator and double glazed window to the front elevation.

Door leading into:

Kitchen 11'0 x 7'0 (3.35m x 2.13m)

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, space for electric cooker, space for under counter fridge, wood effect laminate flooring and double glazed window to the rear elevation.

Stairs leading up to the first floor accommodation and door leading into:

Rear Hallway

With door leading to rear utility area and door leading into:

Family Bathroom 8'5 x 5'7 (2.57m x 1.70m)

Fitted with a white three piece suite comprising paneled bath with electric shower over, pedestal wash hand basin and low level flush w.c. Wall mounted central heating boiler, tiled walls, tiled flooring, double panel radiator and frosted double glazed window to the rear elevation.

Bedroom One 11'0 x 11'0 (3.35m x 3.35m)

with double paneled radiator and double glazed window to the front elevation.

Bedroom Two 11'8 x 7'0 (max) (3.56m x 2.13m (max))

L-shaped room with radiator and double glazed window to the rear elevation.

Utility Area

Accessed from the rear hallway, with power and light, void and plumbing for washing machine and door leading out to the rear garden.

OUTSIDE

To the rear of the property you will find a fully enclosed and private rear garden, mainly laid to lawn and having a concrete seating area. A gravelled pathway leads to a brick outbuilding providing storage.

Council Tax - Band B

EPC Rating - D

Directions

From the Agents office on Chester Street in Mold, head South West continuing through the traffic lights. Continue along this road for approximately one mile. At the roundabout take the second exit onto the A494. continue along this road for around 9 miles eventually taking the right hand turn onto Wernfechan (A494). At the roundabout take the third exit onto Park Road where the property will be observed on the right.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Services

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

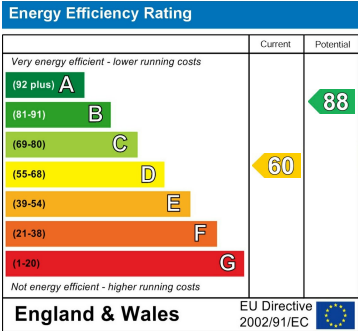
Area Map



Floor Plans



Energy Efficiency Graph



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