



## **Rhoslyn Wern Ganol, Greenfield Road, Ruthin, LL15 1EP** **Guide Price £275,000**

**A delightful semi-detached property of character providing an exceptional opportunity for those seeking a home located in this highly regarded and sought after residential area of Ruthin. This property offers convenient access to all local amenities, schools and picturesque countryside surroundings and maybe of interest to a wide spectrum of purchasers.**

**Accommodation :- Front Entrance, Porch, Hall, Lounge, Living Room/Kitchen, Utility Room, Landing, 3 Bedrooms, Bathroom & Toilet**

**FOR SALE BY PRIVATE TREATY**

## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated in a sought after area within the popular Historical Market Town of Ruthin which provides a wealth of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distance and Chester some 24 miles with good road communications providing access to those wishing to commute to the motorway network.

From our Ruthin office turn left onto the Ruthin north link road joining the A525, at the roundabout take the first exit towards Mold onto the A494 then take a immediate left onto Greenfield Road, proceed on this road bearing right and take a right hand turn signposted Wern Ganol and the property can be seen on your left hand side signposted Clough & Co for sale board.

### DESCRIPTION

Rhoslyn is a fine semi-detached 3 bedroom house which benefits from spacious accommodation and grounds with ample parking area and large garden to the rear. VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED

The accommodation briefly comprises :-

### FRONT ENTRANCE

### PORCH

### HALL

Under stairs storage cupboard, timber flooring and central heating radiator.

### LOUNGE

15'3" x 12'4" (4.65m x 3.78m)

A spacious room with open fire with brick hearth and surround, bay window to front aspect, timber floor and central heating radiator.



### LIVING ROOM/KITCHEN

18'2" x 14'11" (5.56m x 4.57m)

With multi fuel burner with brick hearth, stone surround, patio doors to patio area and rear garden, timber effect wall and

floor units with laminate worktops, stainless steel sink unit with chrome taps, stainless steel gas hob, built-in double oven, island, tiled floor and central heating radiator.



### UTILITY ROOM

8'4" x 7'6" (2.56m x 2.29m)

With timber effect floor and wall units, plumbing for washing machine, exit to side garden and tiled floor.

### FIRST FLOOR

### LANDING

### BEDROOM ONE

15'4" x 11'8" (4.69m x 3.56m)

Spacious room with window to front aspect, timber floor and central heating radiator.



### BEDROOM TWO

12'7" x 11'6" (3.85m x 3.53m)

A spacious room with timber floor, window to rear aspect and central heating radiator.



### **BEDROOM THREE**

8'4" x 7'10" (2.56m x 2.39m)

Window to front aspect, carpeted floor and central heating radiator.



### **TOILET**

With wc and tiled floor.

### **OUTSIDE**

Spacious tarmacadam driveway to the front providing ample parking area, a wide pedestrian path provides access to a spacious garden to the rear of which includes patio area, lawned area, shrubs, trees and timber garden shed.



### **BATHROOM**

7'8" x 5'7" (2.34m x 1.72m)

Comprising panelled bath, pedestal wash hand basin, Mira sport electric shower, partly tiled walls and tiled floor.



### **SERVICES**

We are given to understand that Mains Electricity, Mains Water, Mains Gas and Mains Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

### **VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

### **TENURE & POSSESSION**

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

### **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays,

cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

### **TOWN & COUNTRY PLANNING**

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

### **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

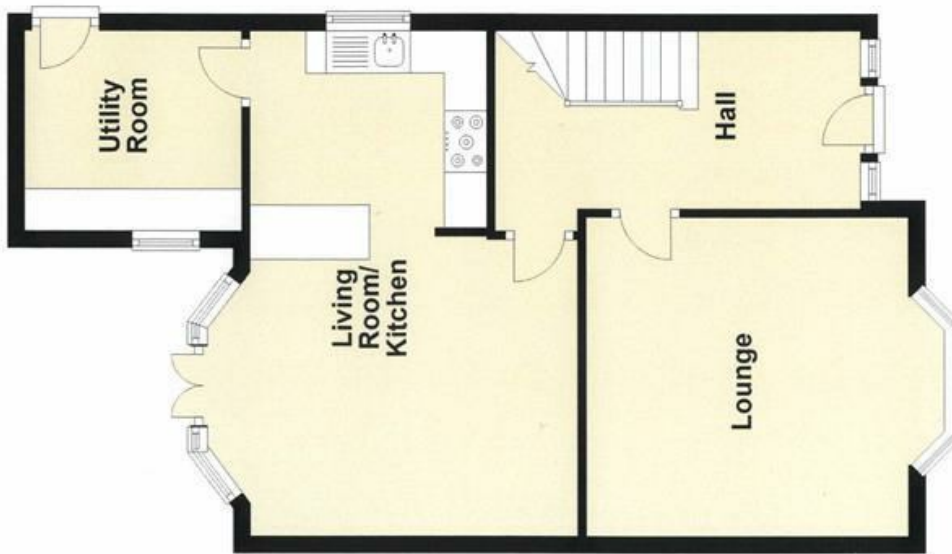
### **BUYING PROCEDURE**

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

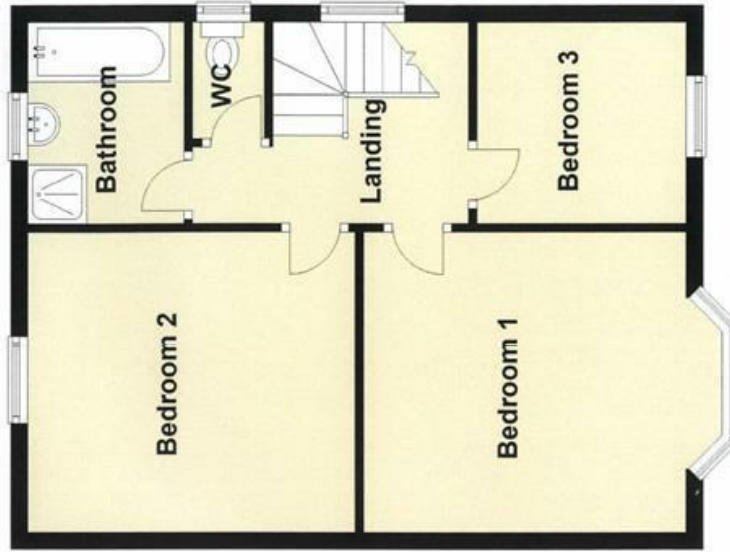
### **SELLING PROCEDURE**

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

**Ground Floor**



**First Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
	<b>84</b>
<b>60</b>	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(82 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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(82 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

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Not environmentally friendly - higher CO<sub>2</sub> emissions

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