



Cavendish

RESIDENTIAL

St Peters Square Ruthin, Denbighshire, LL15 1AE

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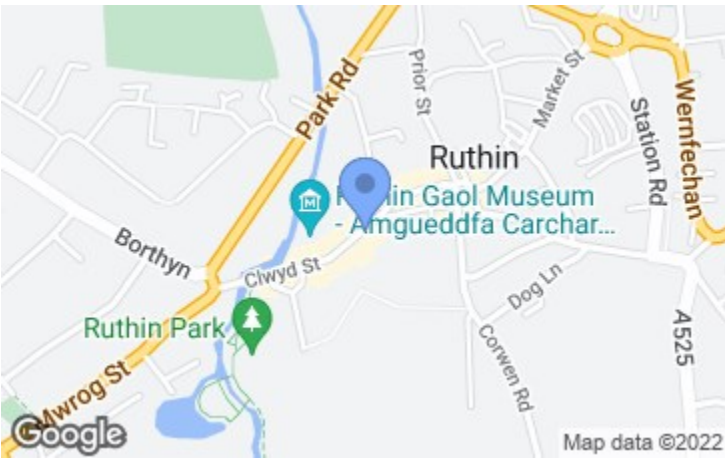
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Gatehouse, 59A Clwyd Street

Ruthin,
Denbighshire, LL15 1HH

Price
£225,000



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	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	1

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



RICS



www.cavendishresidential.com

LOCATION



The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES:
Double glazed and panelled door leading to:

ENTRANCE HALL
4.32m x 1.85m (14'2" x 6'1")



With wide staircase rising off, enclosed under stairs cupboard and panelled radiator. Twin panelled doors opening to:

LOUNGE
4.90m x 3.96m (16'1" x 13'0")



A spacious and well lit room with a floor to ceiling double glazed window to the front elevation and double glazed french doors opening to the predominantly south facing rear patio. Feature brick chimney breast with raised integrated hearth, inset ceiling lighting, tv point and panelled radiator.



KITCHEN/DINING ROOM
4.27m x 3.07m (14'0" x 10'1")



Fitted with a modern range of base and wall mounted cupboards and drawers with a white finish to door and drawer fronts and contrasting wood grain effect working surface to include inset single drainer sink with mixer tap, inset four-ring gas hob with concealed hood and integrated oven, void and plumbing for washing, space for fridge freezer, tiled splashback, two hardwood framed double glazed window (both with deep sills) and ceiling downlighters. Wall mounted gas fired combination boiler providing hot water and heating, and panelled radiator.

FIRST FLOOR LANDING
4.32m x 2.92m max (14'2" x 9'7" max)



Large open plan landing/study area with hardwood framed double glazed window to the front and high vaulted ceiling.

BEDROOM ONE
4.83m x 3.96m (15'10" x 13'0")



A large room with high vaulted ceiling and a splendid and original 'A' frame roof truss, hardwood framed double glazed windows to both front and rear, both with deep sills and fitted blinds, tv point and two panelled radiators.

BEDROOM TWO
3.40m x 2.31m (11'2" x 7'7")



Double glazed window with blinds and deep sill, exposed roof timbers with a high vaulted ceiling and panelled radiator.

SHOWER ROOM
2.13m x 1.96m (7'0" x 6'5")



Luxury white suite comprising a freestanding shaped shower with bi-fold screen and high output valve, pedestal wash basin and wc. Half tiled walls and ceramic tiled floor. High vaulted ceiling with exposed beam, double glazed window with deep sill and chrome towel radiator.

OUTSIDE
The property is located in a courtyard development just off Clwyd Street. To the front is a paved pathway providing pedestrian access to the front door. Communal access through the five-bar gate leads to the rear, where there is a large turning and parking area within which the owners of the house have parking for two vehicles immediately adjoining the left hand side.