

21 Min Yr Afon, Ruthin, Denbighshire, LL15 1NR



GROSS INTERNAL AREA  
FLOOR 1: 713 sq. ft  
TOTAL: 713 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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	64	83
	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		
(61-91) B		
(69-90) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



**21 Min Yr Afon**  
Ruthin, Denbighshire,  
LL15 1NR

**Price**  
**£189,500**

\*EXTENDED 2 BEDROOM DETACHED BUNGALOW WITH GARAGE \*POPULAR CUL DE SAC NEAR TO TOWN CENTRE \*SOUTH FACING GARDEN \*NO ONWARD CHAIN

An extended two bedroom detached bungalow with garage standing in a slightly elevated position to the head of this convenient cul-de-sac a short distance from the town centre. Affording comfortable two bedroom accommodation with double glazing and gas fired central heating, in brief comprising: dining hall, modern fitted kitchen with integrated appliances, side porch/utility room, lounge with feature fireplace, two good size bedrooms and bathroom. Driveway parking for three cars, lawned front and rear gardens, and south facing patio.

**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.



www.cavendishproperties.co.uk

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**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:**

UPVC double glazed front door with matching side panel to:

**DINING HALL**

2.36m x 2.26m (7'9" x 7'5")



Double glazed window to the front, covered ceiling and double panelled radiator. Opening to the kitchen.

**KITCHEN**

4.52m x 2.44m (14'10" x 8')



Well fitted with a range of base and wall mounted units with wood grain effect door fronts and contrasting high gloss dark toned work surfaces. Inset single drainer stainless steel sink unit with mixer tap and tiled splashback. Range of integrated

appliances comprising electric oven, four ring ceramic hob with extractor hood above and integrated fridge and freezer. Coved ceiling, inset ceiling lighting, serving hatch to lounge, double panelled radiator and double glazed window. Door to the side porch/utility room.

**SIDE PORCH/UTILITY ROOM**

2.74m x 1.09m (9' x 3'7")

UPVC double glazed window and exterior door, wall mounted Worcester gas fired combination boiler, plumbing for washing machine, wall cupboard and single panelled radiator.

**LOUNGE**

4.95m x 3.56m (16'3" x 11'8")



A well lit room with double glazed windows to the front and side elevations with

pleasing views along Min yr Afon. White Adam style fireplace with marble inset and hearth (blocked off), tv aerial point, telephone point, coved ceiling, dado rail and double panelled radiator.

**INNER HALLWAY**

Loft access and airing cupboard with slatted shelving and small radiator.

**BEDROOM ONE**

4.32m x 3.10m (14'2" x 10'2")



Double glazed window overlooking the rear garden, dado rail and panelled radiator.

**BEDROOM TWO**

2.74m x 2.82m (9 x 9'3")



Double glazed window to the rear and panelled radiator.

**BATHROOM**

2.01m x 1.70m (6'7" x 5'7")



Fitted with a white three piece suite comprising panelled bath with mixer shower tap, pedestal wash basin and low flush wc. Inset ceiling lighting, part tiled walls and single panelled radiator.

**OUTSIDE**

A long driveway extending to the right hand side of the property providing off-road parking for three cars as well as access to the semi-detached garage located to the rear.

**GARAGE**

A single garage with metal up and over door.

**FRONT GARDEN**

Front lawned garden with brick faced retaining walls with shaped lawn and flagged steps lead up to the front elevation. Extended domestic area which adjoins the rear of the utility room.

**REAR GARDEN**

To the rear is a slightly raised lawned area with wide flagged patio area and low brick walling. There is a further paved domestic area to the rear of the garage, which houses a timber garden shed.

**TENURE**

Understood to be Freehold.

**COUNCIL TAX**

Denbighshire County Council - Council Tax Band D.

**DIRECTIONS**

From the Agent's Ruthin Office proceed across The Square towards the Post Office and bear left onto Prior Street. Follow the road down the hill to the junction with Park Road and turn left. Continue for a short distance and turn left into Min yr Afon. Follow the road for 75 yds and bear left, whereupon the property will be found on the right hand side.

**AML**

ANTI MONEY LAUNDERING  
REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Viewing - Ruthin Office**

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF