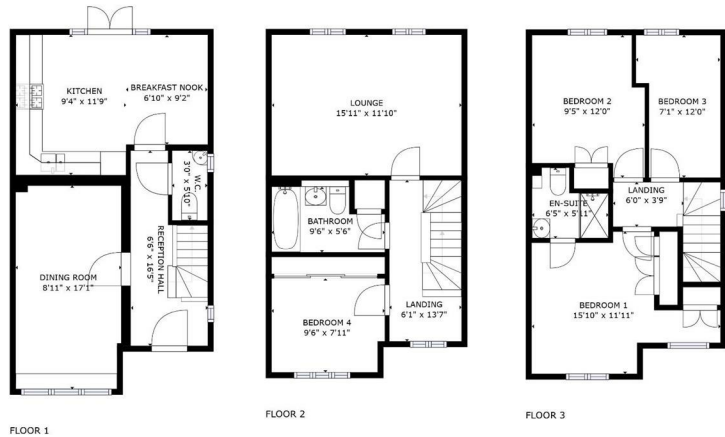


10 Stryd Y Barcud, Ruthin, Denbighshire, LL15 1QD



GROUND FLOOR AREA  
FLOOR 1: 454 sq. ft., FLOOR 2: 436 sq. ft., FLOOR 3: 424 sq. ft.  
TOTAL: 1324 sq. ft.



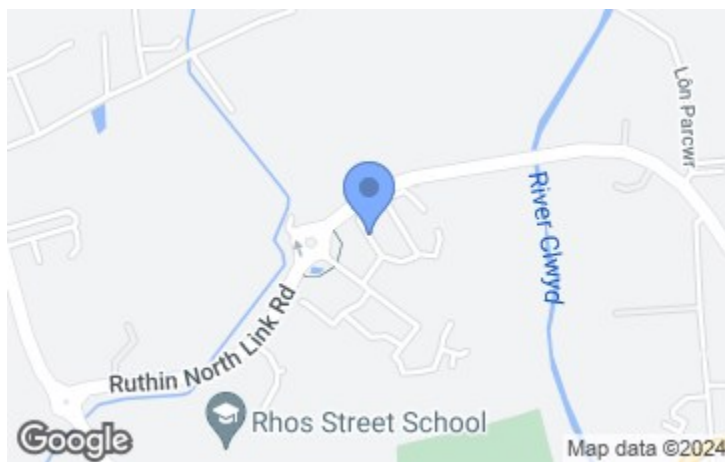
**Cavendish**  
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



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			
<b>England &amp; Wales</b>		79	88
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

**10 Stryd Y Barcud**  
Ruthin, Denbighshire,  
LL15 1QD

**Price**  
**£270,000**

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 Estate Agents Ltd.

An imposing four/five bedroom semi-detached three storey townhouse offering spacious and adaptable accommodation with enclosed and quite private garden to the rear, located on the periphery of this popular residential development with a semi-rural aspect.

Ideally placed for access to the new Glasdir primary schools and to the town centre, this adaptable family home affords a large reception hall with modern cloakroom/wc, dining room/occasional bedroom five, large fitted kitchen/breakfast room, first floor landing, large lounge with aspect across Glasdir towards Moel Famau, bedroom four with fitted wardrobes and main bathroom, second floor landing, bedroom one with fitted wardrobes and en suite shower room, and two further bedrooms. Double glazing and gas central heating. Wide driveway to the front for parking and enclosed garden to the rear.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

**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.

**3D VIRTUAL TOUR**



Available to view on line.

**THE ACCOMMODATION COMPRISES:**

Canopy entrance with composite and double glazed door leading to:

**RECEPTION HALL**

5.00m x 1.98m (16'5" x 6'6")



Staircase rising off, enclosed understairs cupboard, double glazed window to the side, ceiling downlighters and panelled radiator.

**CLOAKROOM/WC**

White suite comprising corner wash basin with tiled splashback and low level wc. Extractor fan and radiator.

**DINING ROOM/OCCASIONAL BEDROOM FIVE**

5.21m x 2.72m (17'1" x 8'11")



Double glazed window to the front and panelled radiator.

**KITCHEN/BREAKFAST ROOM**

5.66m x 2.84m (18'7" x 9'4")



A spacious room to the rear of the house with double glazed french doors and windows opening to the rear garden. The kitchen is fitted with a range of contemporary base and wall mounted cupboards and drawers with an off-white high gloss finish to door and drawer fronts with contrasting dark oak effect working surfaces to include an inset 1/2 bowl stainless steel sink with mixer tap and drainer, integrated four ring gas hob with extractor hood and light above, glass upstand and integrated oven. Integrated dishwasher, fridge and freezer. Integrated washing machine and a concealed gas fired combination boiler providing heating and hot water. Fitted breakfast bar for five people to the breakfast area, wood grain effect floor covering and panelled radiator.



**FIRST FLOOR LANDING**

With panelled radiator.

**LOUNGE**

4.85m x 3.61m (15'11" x 11'10")

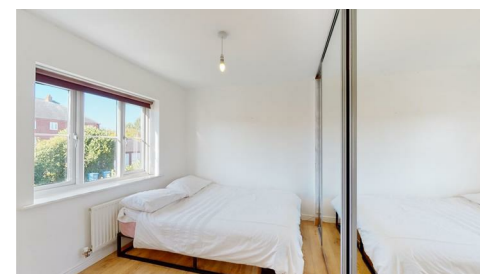


A spacious room to the rear of the house with two double glazed windows, affording aspect across Glasdir towards Moel Famau. TV point, telephone point and panelled radiator.



**BEDROOM FOUR**

2.90m x 2.41m (9'6" x 7'11")



Three section mirror fronted sliding door wardrobe, double glazed window to the front, wood grain effect floor covering and panelled radiator.

**BATHROOM**

2.90m x 1.68m (9'6" x 5'6")



White suite comprising panelled bath with grip handles and electric shower over, pedestal wash basin and wc. Fitted airing cupboard with slatted shelving, extractor fan, ceiling downlighters and a towel radiator.

**SECOND FLOOR LANDING**

Window to the gable and panelled radiator.

**BEDROOM ONE**

4.83m max inc recess x 3.63m max (15'10" max inc recess x 11'11" max)

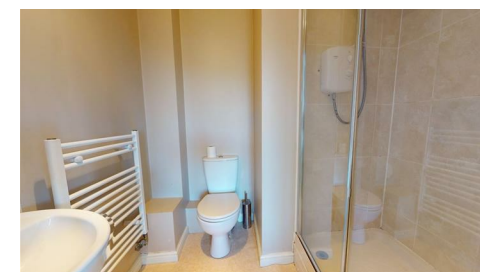


A spacious room to the front of the house with two built-in double door wardrobes and panelled radiator.



**EN SUITE SHOWER ROOM**

1.96m x 3.35m (6'5" x 11'0")



White suite comprising large walk-in cubicle with glazed screen and electric shower, pedestal wash basin and wc. Extractor fan and towel radiator.

**BEDROOM TWO**

3.66m max inc door recess x 2.87m (12'0" max inc door recess x 9'5")



Double glazed window with aspect across the development towards Moel Famau. Built-in double door wardrobe, tv point and panelled radiator.



**BEDROOM THREE**

3.66m x 2.16m max (12'0" x 7'1" max)



Double glazed window and panelled radiator.

**OUTSIDE**



The property is approached over a wide drive providing space for parking one car with open plan lawned area and flagged pathway.

**REAR ELEVATION**



**REAR GARDEN**



To the rear is an enclosed and quite private garden with screened fencing to three sides. It has a central lawn, flagged pathway, slated patio and timber framed and panelled garden shed.



**TENURE**

Understood to be Leasehold for a term of 250 years dating from the 1st January 2008 with a ground rent of £295.00 per annum.

**COUNCIL TAX**

Denbighshire County Council - Council Tax Band E.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the second exit adjoining Tesco onto the ring road. Continue for approximately half a mile and on reaching the roundabout turn left into the Glasdir development. Continue for some 70yds and take the first left. After a further 50yds bear left into Stryd y Barcud. The property will be found after a short distance on the right hand side.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**VIEWING**

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

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

HME/JF