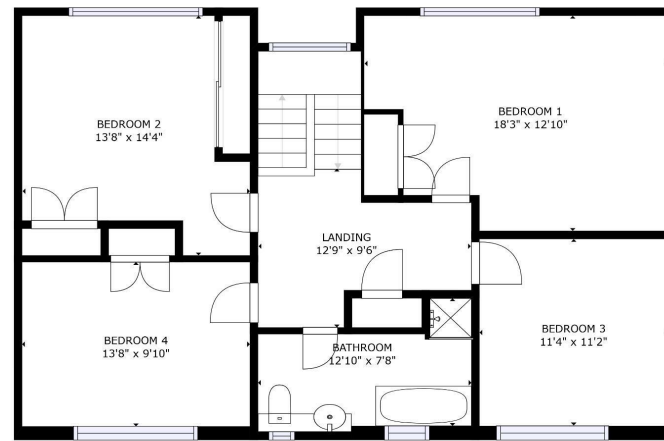


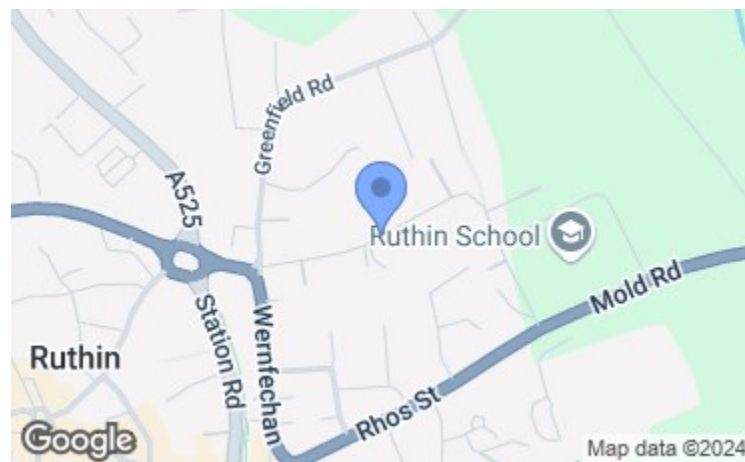
GROSS INTERNAL AREA  
FLOOR 1: 2494 sq. ft. FLOOR 2: 340 sq. ft.  
EXCLUDED AREA: PORCH: 15 sq. ft.  
TOTAL: 2847 sq. ft.

Matterport



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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	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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**Arnisdale Bryn Goodman**  
Ruthin, Denbighshire  
LL15 1EL

**Offers In The Region Of**  
**£525,000**

A VERY SPACIOUS AND VERSATILE 4 BEDROOM DETACHED HOUSE WITH 3 RECEPTION ROOMS, LARGE AND MODERN FITTED KITCHEN WITH ADJOINING DAY LOUNGE, DETACHED DOUBLE GARAGE WITH GARDEN STORE AND OFFICE, A LARGE GARDEN WITH EXTENSIVE GROUNDS TO FRONT AND REAR EXTENDING TO ABOUT 0.3 ACRES, LOCATED IN THE LOWER PART OF BRYN GOODMAN, A NOTED RESIDENTIAL AREA ABOUT 0.3 MILE FROM THE TOWN CENTRE.

It affords; entrance porch, large reception hall, lounge, dining room, sun lounge, day lounge, fitted kitchen/breakfast room, utility/side porch and shower with w.c. First floor landing, four double bedrooms and modern bathroom. Set back from the road in a slightly elevated setting with a sweeping driveway, wide informal lawns to front, private south facing gardens to rear with aspect of St. Peters church spire.

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.

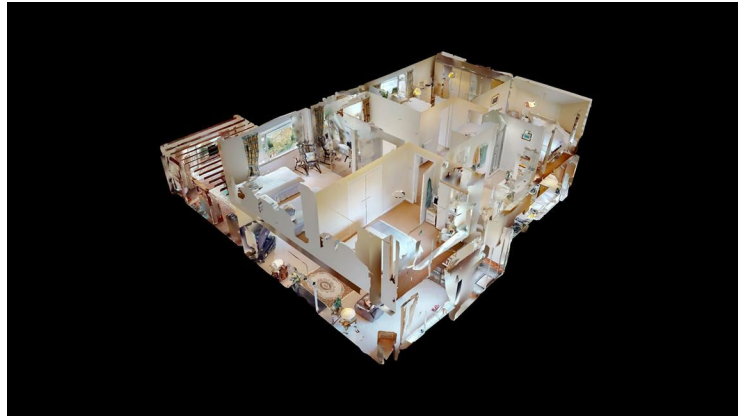
Cavendish Ikin trading as Cavendish Estate Agents Ltd.



#### 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:

UPVC double glazed door with matching panels to either side leading to:

#### VESTIBULE

Tiled floor, glazed inner door with matching side panels leading to:

#### RECEPTION HALL

5.18m x 1.85m (17' x 6'1")



Large central hall with staircase rising off, a deep understairs cupboard and panelled radiator.

#### LOUNGE

7.70m x 4.22m (25'3" x 13'10")



A spacious room with a wide double-glazed window overlooking the front garden, feature 'Adam' style fireplace with dark granite inset and hearth and a white painted fire surround, coal effect living flame gas fire, TV point, coved ceiling and two panelled radiators. Twin glazed door opening to:



#### SOUTH FACING REAR GARDENS



Wide patio and very extensive lawns with mature hedging to provide a high degree of privacy yet south westerly views towards St. Peters Church. Established flower beds and raised borders to rear boundary.



#### TENURE

Understood to be Freehold.

#### COUNCIL TAX

Council Tax Band G - Denbighshire County Council.

#### DIRECTIONS

From the Agent's Ruthin office proceed down Market Street and on reaching the roundabout take the third exit onto the A494 Mold Road and after some 50 yards turn left onto Greenfield Road and immediately right onto Bryn Goodman. Follow the road up the hill and the property will be found on the right hand side.

#### VIEWING

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

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

#### HME/CC

#### 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.

#### BEDROOM FOUR

4.17m x 3.00m (13'8" x 9'10")



Double glazed window with aspect to the front, built in double door wardrobe, panelled radiator.

#### BATHROOM

3.91m x 2.34m (12'10" x 7'8")



Refurbished with a luxury white suite comprising; panelled bath, separate walk-in shower cubicle with bi-fold screen and high output shower. Fitted cabinet incorporating wash basin and WC, half tiled walls to a decorative dado, two double glazed windows, downlighters and a white enamelled towel radiator.

#### OUTSIDE

The property stands within extensive grounds of about 0.3 acre. It is located with a slightly elevated position to the lower part of Bryn Goodman with a wide splayed entrance leading to a tarmac driveway which extends across the majority of the front elevation of the house providing parking and turning together with access to the right-hand elevation and Car Port.

#### FRONT GARDEN



Mainly lawned with ornamental trees and flagged areas designed for low maintenance.

#### CAR PORT

3.66m x 3.66m (12' x 12')

Providing a very useful covered area which interconnects with the side porch of the house and also extends to the rear where there is further parking and a large, detached Double Garage.

#### DOUBLE GARAGE

6.15m x 5.51m (20'2" x 18'1")

With electric up and over door to front, electric light and power installed and personal door to side. To the rear of the garage is a very useful lean-to comprising:-

#### OFFICE

2.59m x 1.83m (8'6" x 6')

A useful room with double glazed door and window. It provides an ideal Home Office area.

#### POTTING SHED

2.06m x 1.83m (6'9" x 6')

#### DINING ROOM

5.77m x 4.17m (18'11" x 13'8")



Forming part of a large extension to the rear of the house with two 3/4 depth double glazed windows affording a pleasing southerly aspect over the rear garden and patio. It has a beamed ceiling with skylight, two display niches with inset tiling, Terrazzo tiled flooring and two panelled radiator. Leading to:



#### SUN ROOM

5.82m x 2.82m (19'1" x 9'3")



A more recent addition designed to take full advantage of the

pleasing southerly aspect, it has UPVC double glazed windows and a low-level brick wall with fitted blinds and a double-glazed door leading out, ceramic tiled flooring and feature exposed stonework in part.



#### DAY LOUNGE

4.11m x 3.35m (13'6" x 11')



Interconnecting from the Kitchen to the Sun Lounge, it has a coved ceiling, TV point, two wall light points and radiator.

**KITCHEN/BREAKFAST ROOM**

5.49m x 3.48m (18' x 11'5")



The Kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and stone effect working surfaces to include an inset Astr cast sink with integrated drainer and mixer tap, inset four ring Hotpoint gas hob with extractor hood above, integrated Hotpoint double oven, pan drawers, integrated fridge, freezer, void and plumbing for washing machine and dishwasher, attractive tiled splash-back with concealed down lighting, display cabinet and open shelving unit. Coved ceiling, ceramic tiled floor which extends into the adjoining rear porch and panelled radiator.



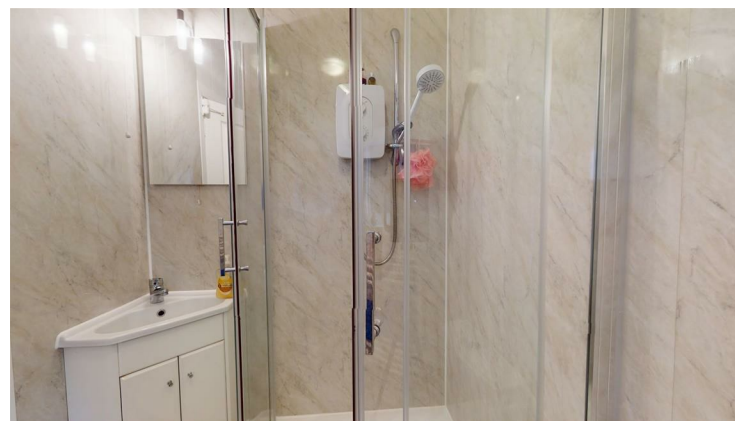
**SIDE HALL/UTILITY**

2.29m x 1.96m (7'6" x 6'5")



Modern Worcester gas fired condensing boiler providing heating and hot water, ceramic tiled floor to Kitchen, fitted broom cupboard with shelving and double-glazed door leading the large side Car Port.

**SHOWER ROOM & W.C.**



Modern white suite comprising; corner cubicle with glazed screen and Mira electric shower, corner vanity unit with basin and low-level WC, marble effect wall boarding to two walls, ceramic tiled

flooring, double glazed window and a white enamelled towel radiator.

**FIRST FLOOR**

**HALF-LANDING**

With a large double-glazed window to the rear elevation

**LANDING**



A central room with walk-in airing cupboard with slatted shelving and cylinder, access to roof void. Panelled radiator.

**BEDROOM ONE**

5.56m x 3.91m (18'3" x 12'10")



A spacious room to the rear of the house with built-in double door wardrobe, ample space for further wardrobes, a pleasing aspect over the rear gardens and a panelled radiator.

**BEDROOM TWO**

4.37m x 4.17m (14'4" x 13'8")



With a double-glazed window to the rear with a pleasing aspect in a sotherly direction across the rear garden, built in double door outbuilt mirror fronted sliding door wardrobes and panelled radiator.

**BEDROOM THREE**

3.45m x 3.40m (11'4" x 11'2")



Built in double door wardrobes, double glazed window with aspect over the front garden and panelled radiator.