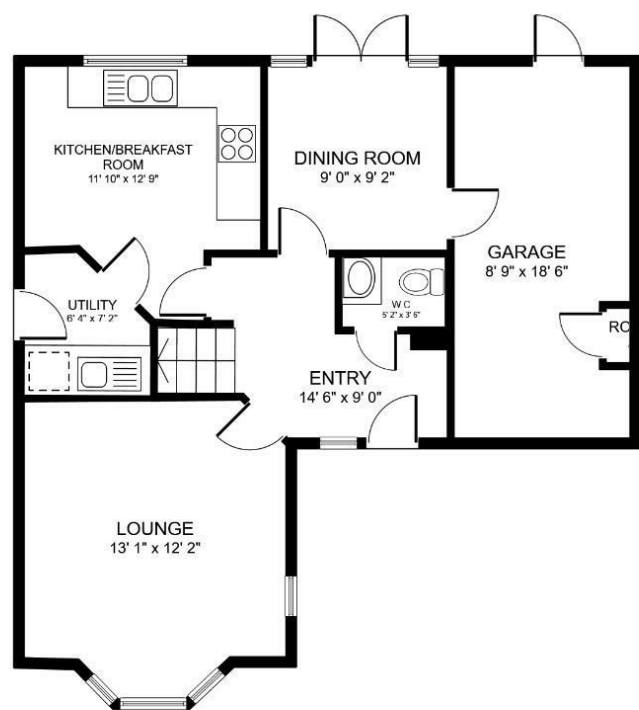


2 Stryd Yr Ehedydd, Ruthin, Denbighshire, LL15 1QH



GROUND FLOOR
FLOOR AREA 714 SQ.FT. APPROX

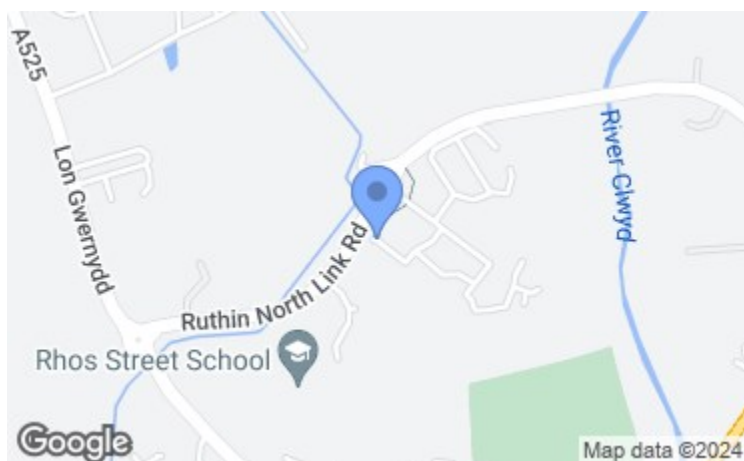


FIRST FLOOR
FLOOR AREA 700 SQ.FT. APPROX

TOTAL FLOOR AREA 1,414 SQ.FT. APPROX
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOTAL FLOOR AREA 1,414 SQ.FT. APPROX
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
75		86	
England & Wales	EU Directive 2002/91/EC		

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		



2 Stryd Yr Ehedydd
Ruthin, Denbighshire
LL15 1QH

Price
£275,000

A well presented and modern four bedroom detached house with two reception rooms and integral garage located off a secluded cul-de-sac on the periphery of this popular residential development about one mile from the town centre. This ideal family home affords a deep canopy entrance, central reception hall with cloakroom, attractive lounge with deep bay window and feature fireplace, dining room, modern fitted kitchen/breakfast room and adjoining utility room. First floor landing, four double bedrooms with quality fitted wardrobes and en suite to the main bedroom and bathroom/WC. Double glazing and gas central heating. Integral garage presently used as a store room and an enclosed and quite private garden to rear.

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

Cavendish

ESTATE AGENTS

www.cavendishproperties.co.uk

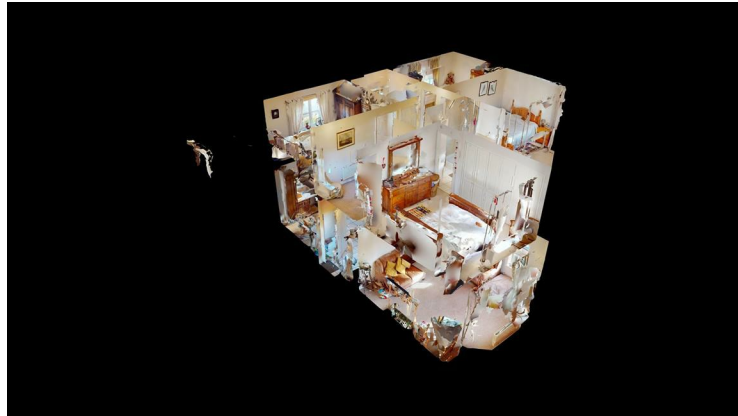


www.cavendishproperties.co.uk

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

FRONT ENTRANCE

Deep canopy entrance with outside light point. A composite and double-glazed front door with glazed panel to side leading to a spacious reception hall.

RECEPTION HALL

4.42m x 2.74m overall (14'6 x 9 overall)



With staircase rising off with turned balustrade and panel radiator.

CLOAKROOM

White suite comprising corner wash basin with tile splashback, low-level WC, tile floor, extractor fan and panel radiator.

LOUNGE

3.99m x 3.71m (13'1 x 12'2)



A light and airy room to the front of the house with a deep display bay window with Georgian-style double-glazed window, further window to side, a feature Adam-style fireplace with decorative tiled insert and hearth, pine surround and mantel and an enclosed coal-effect fire. TV point, BT fibre point and two panel radiators.



DIRECTIONS

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the second exit onto the outer ring road. Continue to the mini-roundabout and take the first left into the Glasdir Development. Proceed for approximately 100yds and take the first right and thereafter bear right into Stryd y Hebog and follow the road around to the right and the property will be found on the right hand side.

TENURE - LEASEHOLD

Leasehold - commenced on the 1 January 2008 for 250 years. Current ground rent £390 per annum.

COUNCIL TAX

Denbighshire County Council - E.

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.

ESJ/HME



DINING ROOM

2.79m x 2.74m (9'2 x 9')



Double-glazed French doors opening to the rear garden, access to garage and panel radiator.

KITCHEN/BREAKFAST ROOM

3.61m x 3.89m (11'10 x 12'9)



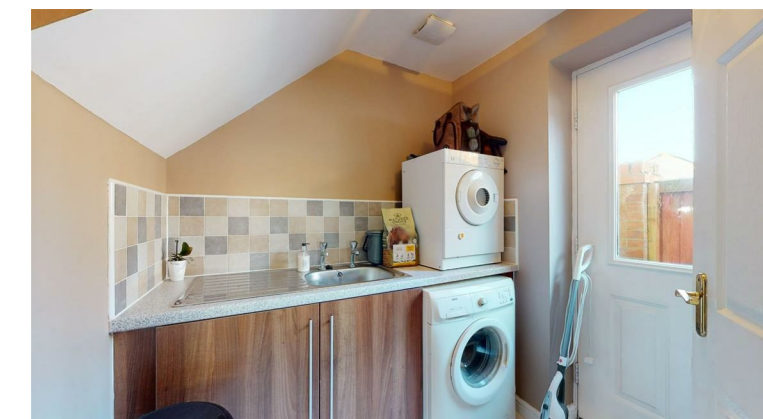
Fitted with a contemporary range of base and wall-mounted cupboards and drawers with a medium-toned wood grade

effect finished door and drawer fronts and contrasting stone-effect working surfaces to include an inset 1.5 bowl stainless steel sink, inset four-ring gas hob with concealed hood above, integrated Bosch double oven, void for dishwasher, integrated fridge and freezer and concealed gas-fired condensing boiler providing heating and hot water. Attractive tiled splashback with concealed lighting, ceramic tiled floor with runs into the adjoining utility room and panel radiator.



UTILITY ROOM

2.18m x 1.93m (7'2 x 6'4)



Matching base unit with roll edge working surface, inset single drainer sink, void and plumbing for washing machine, radiator and double-glazed door leading to side.

FIRST-FLOOR LANDING

Fitted bulkhead linen cupboard, airing cupboard with a pressurised hot water cylinder and high level shelf and panel radiator.

BEDROOM ONE
4.04m x 3.12m (13'3 x 10'3)



A spacious double bedroom to the front of the house with three built-in double door wardrobes, double-glazed windows with a predominantly south-westerly aspect and panel radiator.

EN SUITE SHOWER ROOM
2.13m x 1.73m (7 x 5'8)



White suite comprising large tray with bifold screen and high-output shower, pedestal wash hand basin, WC, part-tiled walls, extractor fan, ceramic tile flooring and radiator.

BEDROOM TWO
3.78m x 2.82m (12'5 x 9'3)



Also to the front of the house with built-in three-door wardrobe and panel radiator.

BEDROOM THREE
3.33m x 3.05m (10'11 x 10')



Double-glazed window with aspect over the rear garden and across Glasdir with distant views of Moel Famau and panel radiator.

BEDROOM FOUR
3.78m x 2.69m (12'5 x 8'10)



Double-glazed window and panel radiator.

BATHROOM



White suite comprising panelled bath, pedestal wash hand basin, WC, part-tiled walls, extractor fan, ceramic tile floor and radiator.

OUTSIDE FRONT

The property is approached over a wide tarmac driveway providing space for parking. There is a mature mainly beech hedge with shaped lawn and gravel pathway.

INTEGRAL GARAGE
5.64m x 2.67m (18'6 x 8'9)

Currently not in use, with boarding installed to the inside of the up-and-over door to provide a useful storeroom with tile floor and glazed door to rear.

OUTSIDE REAR



To the rear is an enclosed and quite private garden being mainly lawned with golden gravelled and flagged patio areas and ornamental pond.