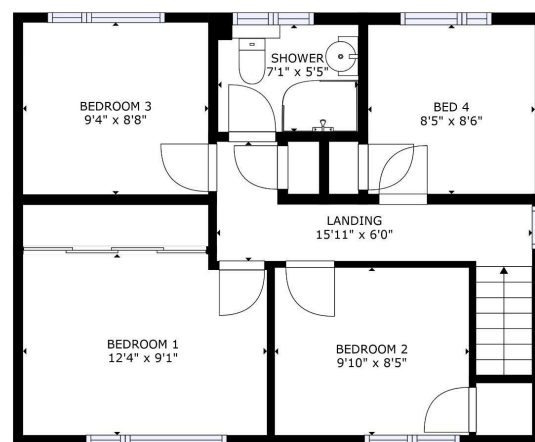


GROSS INTERNAL AREA  
FLOOR 1: 302 sq. ft. FLOOR 2: 333 sq. ft.  
EXCLUDED AREAS: CONSERVATORY: 129 sq. ft.  
GARAGE: 223 sq. ft.  
TOTAL: 1127 sq. ft.  
NOTE: AREA DERIVED FROM APPROVED PLANS. ACTUAL MAY VARY.

Matterport



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FLOOR 2: 333 sq. ft. FLOOR 1: 302 sq. ft.  
EXCLUDED AREAS: CONSERVATORY: 129 sq. ft.  
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Matterport



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>	EU Directive 2002/91/EC	<b>63</b>	<b>77</b>

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**65 Erw Goch**  
Ruthin, Denbighshire,  
LL15 1RS

**Offers Around**  
**£360,000**

A modern 4 bedroom detached house with large conservatory, garage and large private gardens with patio to the rear and one side located in a slightly elevated position to the upper part of Erw Goch about 0.5 mile from the town centre. It affords canopy entrance, reception hall with cloakroom, lounge, dining room, large modern conservatory, kitchen/breakfast room. First floor landing, 4 bedrooms and modern shower room, integral garage. Wide block paved drive with landscaped low maintenance garden with patio to the front. Enclosed private garden to rear with lawn, patios and westerly views to the town centre.

**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**

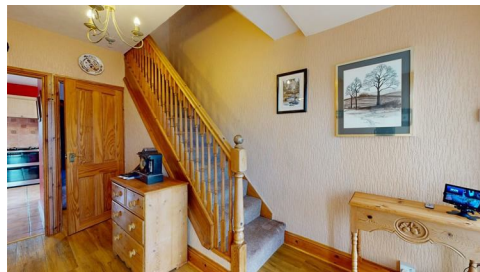
Available to view on-line.

**THE ACCOMMODATION COMPRISES****ENTRANCE**

Modern UPVC double glazed front door with full depth glazed panels to either side leading to the entrance hall.

**ENTRANCE HALL**

3.99m x 2.51m (13'1" x 8'3")



Staircase rising off with turned pine balustrade and spindles. Wood grain effect floor covering. Panelled radiator.

**CLOAKROOM**

White suite comprising wash basin with tiled splash and low level WC. Double glazed window.

**LOUNGE**

5.26m x 3.53m (17'3" x 11'7")



A well lit room with a wide double glazed picture window to the front elevation with vertical blind. Adam style fireplace with polished wood surround, marble insert and hearth and enclosed coal effect "Living Flame" electric fire. TV point. Coved ceiling. Panelled radiator.

**DINING ROOM**

2.87m x 2.84m (9'5" x 9'4")



Coved ceiling. Panelled radiator. A four-section bi-fold double glazed door opens to a conservatory.

**CONSERVATORY**

3.78m x 2.82m (12'5" x 9'3")



A large addition to the house designed to take advantage of the pleasing aspect over the rear garden and westwards across town towards the spire of St Peters church and town centre. It has double glazed windows and French doors leading out. A pitched and insulated roof with riven slate floor tiling and wall mounted electric heater.

**KITCHEN/BREAKFAST ROOM**

5.03m x 2.87m (16'6" x 9'5")



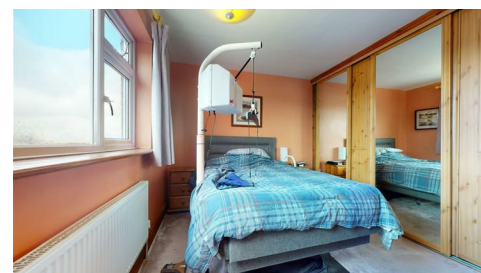
Fitted with a range of base and wall mounted cupboards and drawers with a light wood grain effect finish to door and drawer fronts. Contrasting stone effect working surfaces to include an inset single drainer sink with mixer tap. Space for slot in electric cooker. Void and plumbing for washing machine. Tiled splashback. Two double glazed windows with aspect over the rear garden. Recess for upright fridge/freezer. Broom cupboard. Tiled floor. Panelled radiator. Modern Ideal gas fired boiler providing heating and hot water. Double glazed door to side.

**LANDING**

Airing cupboard with slatted shelving.

**BEDROOM ONE**

3.76m x 3.02m (12'4" x 9'11")



Wide double glazed window to front with pleasing westerly

views over town towards rolling countryside. Fitted sliding door wardrobe providing a combination of hanging rails and shelving. Panelled radiator.

**BEDROOM TWO**

3.00m x 2.57m (9'10" x 8'5")



Double glazed window to front. Fitted bulkhead cupboard. Panelled radiator.

**BEDROOM THREE**

2.84m x 2.64m (9'4" x 8'8")



Double glazed window to rear. Panelled radiator.

**BEDROOM FOUR**

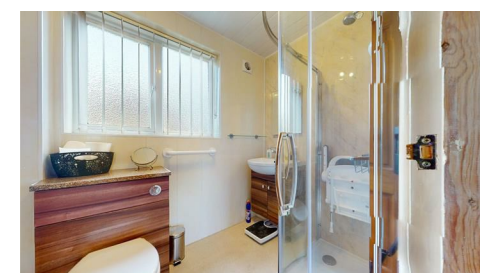
2.59m x 2.57m (8'6" x 8'5")



Double glazed window to rear. Panelled radiator. Fitted wardrobe with hanging rail and shelf.

**SHOWER ROOM**

2.16m x 1.65m (7'1" x 5'5")



Refurbished with a modern white suite comprising floor level

tray with glazed screen and high output shower, wall mounted vanity with a wood grain effect finish and inset bowl, low level WC with concealed cistern. Fully lined walls and ceiling together with extractor fan. Double glazed window. Chromed towel radiator.

**OUTSIDE**

The property stands in a slightly elevated position with a low level brick wall which extends to the front and around into the side road of Erw Goch. It has a wide block paved drive providing ample space for parking two or three cars together with access to integral single garage.

The front garden has been designed for low maintenance with a wide riven stone slabbed patio together with a large gravelled area interspersed with ornamental shrubs. Access to either side leading to the rear garden.

**GARAGE**

6.07m x 3.56m (19'11" x 11'8")

Integral single garage with electric up and over door leading in. Personal door to rear.

**REAR GARDEN**

The rear garden is a particular feature of the house as it benefits from a large shaped lawn together with flagged patios, gravelled areas and a further wide patio and gravelled area to the western side with pleasing views across town. Pedestrian gate leading out and a timber framed and panelled garden shed.

**DIRECTIONS**

From the agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road over the zebra crossing, continue for approximately 100yds and take the first left turning into Erw Goch. Follow the road up the hill whereupon the property will be found on the left hand side near the top of the hill.

**TENURE**

The property is Freehold.

**COUNCIL TAX**

Denbighshire County Council - Tax Band 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.

HE/PMW