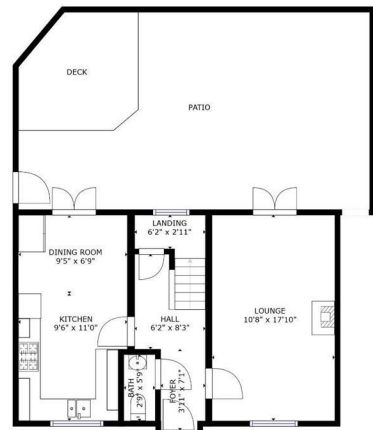
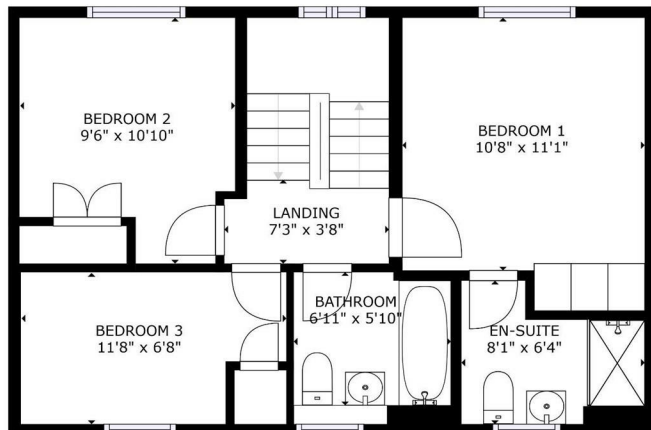


8 Stryd Yr Hebog, Ruthin, Denbighshire, LL15 1QF



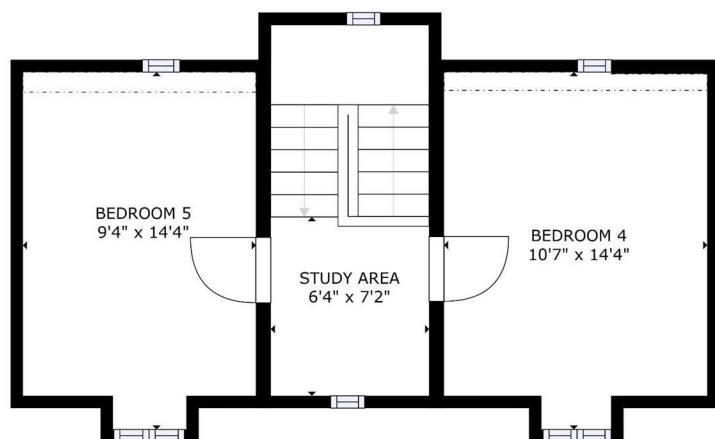
GROSS INTERNAL AREA
FLOOR 1: 489 sq. ft. FLOOR 2: 402 sq. ft.
FLOOR 3: 361 sq. ft. EXCLUDED AREAS:
DECK: 184 sq. ft. PATIO: 420 sq. ft.
REDUCED PENETRATION BELOW: 136 sq. ft.
TOTAL: 1348 sq. ft.

Matterport



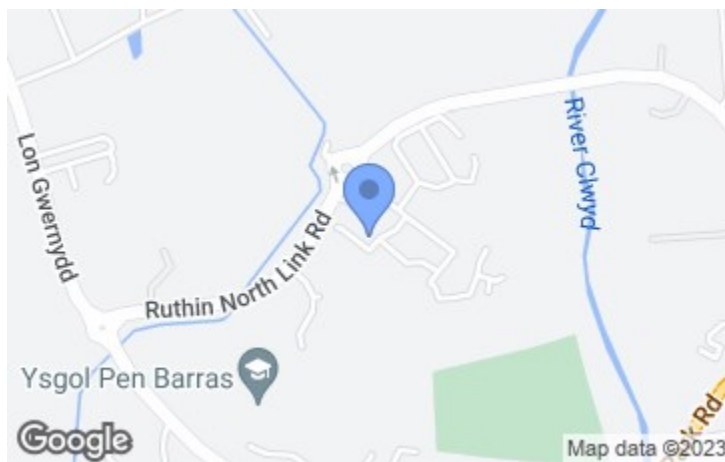
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
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Not environmentally friendly - higher CO ₂ emissions			
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St Peters Square Ruthin, Denbighshire, LL15 1AE
Tel: 01824 703030
Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



8 Stryd Yr Hebog
Ruthin, Denbighshire
LL15 1QF

Offers Around
£325,000

AN ATTRACTIVE THREE STOREY, FIVE BEDROOM DETACHED HOUSE WITH PARKING & DETACHED GARAGE LOCATED IN A SMALL CUL-DE-SAC WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT ON THE PERIPHERY OF RUTHIN. NO ONWARD CHAIN.

This substantial house has versatile rooms arranged over three floors to provide an ideal family home. It affords central hall with cloakroom, a through lounge with french doors opening to a secluded patio garden, through kitchen/dining room with a range of built-in appliances and also french doors opening to patio; first floor central landing, bedroom one with fitted wardrobes and en suite, two bedrooms and bathroom; second floor study area and two large double bedrooms also ideal as occasional living rooms/home office. Low maintenance gardens with side drive and detached garage.

7kW electric connection for electric vehicle.

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.

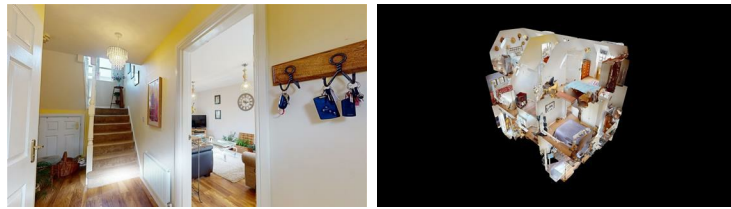


www.cavendishproperties.co.uk

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

Canopy entrance with a composite and double glazed door leading to central hallway.

HALL

Central hallway with staircase rising off with enclosed understairs cupboard, woodgrain effect laminate floor and panelled radiator.

CLOAKROOM



White suite comprising wash basin with tiled splashback, low level WC, extractor fan, matching floor to hall, radiator.

THROUGH LOUNGE

5.44m x 3.25m (17'10" x 10'8")



A well lit room with double glazed window to the front with blind, double glazed French windows opening to the rear enclosed and quite secluded patio garden, TV point, woodgrain effect laminate flooring, two panelled radiators.



REAR GARDEN



The rear garden is a particular feature of the house as it has been designed for low maintenance, being mainly flagged with a slightly raised timber decked area, screen fencing and access to the right hand side providing storage area.



DRIVEWAY

The property benefits from a private drive to the rear of the house providing parking and electric hook up (7kw) and afterwards to the detached garage.

GARAGE

4.06m x 2.72m max (13'4" x 8'11" max)

Metal up and over door in, electric light and power installed.

DIRECTIONS

From the agent's Ruthin office proceed down Market Street

and on reaching the roundabout take the second exit onto the 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 Yr Hebog and the property will be found on the right hand side.

TENURE

Leasehold. The property is subject to a leasehold tenure with the balance of a 250 year lease which commenced on the 1 January 2008. The current annual service charge is £118 per annum and the annual ground rent is £380 (subject to annual review).

COUNCIL TAX

Denbighshire County Council - Council Tax Band E.

AML

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

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

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

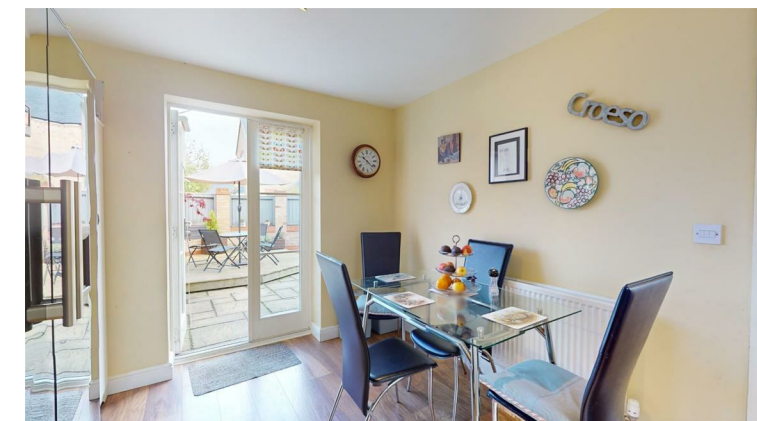
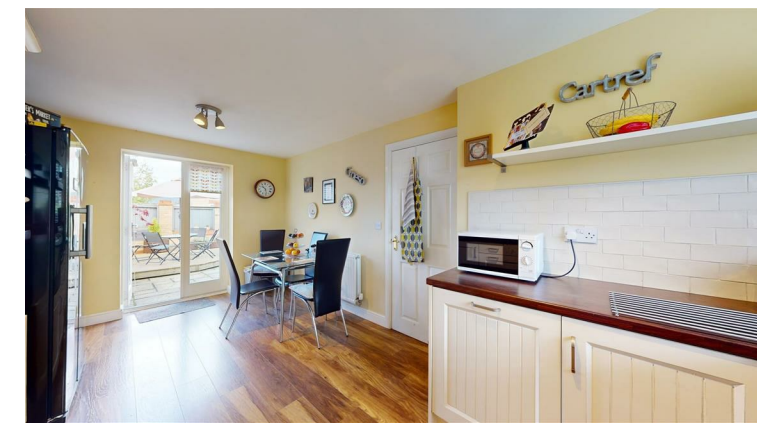
HE/PMW

KITCHEN/DINING ROOM

5.41m x 2.90m (17'9" x 9'6")



Fitted with a contemporary range of base and wall mounted cupboards and drawers with an off white finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include an inset one and half bowl stainless steel sink with mixer tap and drainer, Belling inset five ring gas hob with stainless steel and glass extractor hood and light above, integrated double oven, space and plumbing for an American style fridge freezer, integrated dishwasher, Bosch washing machine. Attractive tiled splashback, double glazed window with blind to front, double glazed French windows opening to the rear patio garden. Matching flooring to hall, panelled radiator.



FIRST FLOOR LANDING



BEDROOM ONE

3.38m x 3.25m (11'1" x 10'8")



Double glazed window with blind overlooking the rear garden, range of built in wardrobes comprising a three door unit providing accommodation for hanging rails and shelving. Panelled radiator.

BEDROOM TWO

3.30m max x 2.90m (10'10" max x 9'6")



Double glazed window with blinds, built in double door wardrobe with hanging rail and shelf, panelled radiator.

BEDROOM THREE

3.56m x 2.03m (11'8" x 6'8")



Double glazed window to front, fitted airing cupboard with a Megaflo pressurised water tank, panelled radiator.

LUXURY BATHROOM

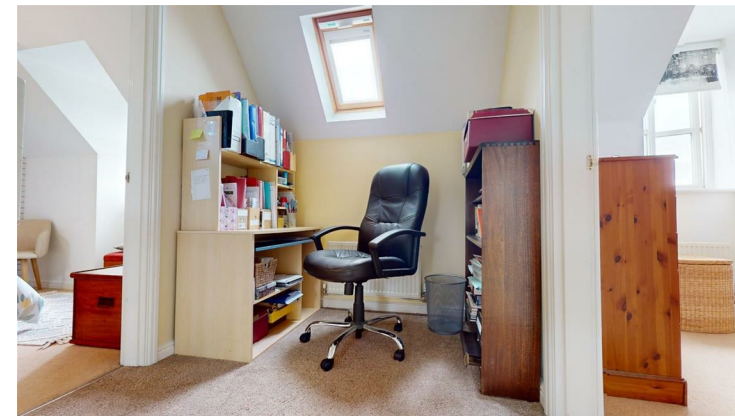
2.11m x 1.78m (6'11" x 5'10")



Panelled bath with glazed screen and high output shower with monsoon style head over, pedestal wash basin and WC. Attractive graphite tone tiling in part, extractor fan, double glazed window, panelled radiator.

SECOND FLOOR LANDING/STUDY

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



A well lit area with two Velux roof lights and panelled radiator.

BEDROOM FOUR

4.37m x 3.23m (14'4" x 10'7")



High vaulted ceiling with Velux roof light, double glazed window affording a view along the avenue towards the historic spire of St Peters church, the castle and the Clwydian hills. Panelled radiator.

BEDROOM FIVE

4.37m x 2.84m (14'4" x 9'4")



Double glazed window with views towards St Peters church, Velux roof light, panelled radiator.

OUTSIDE

The property stands in a corner plot on the periphery of the cul de sac with mature beech and holly hedging in the main, a central pathway and slated areas for low maintenance.