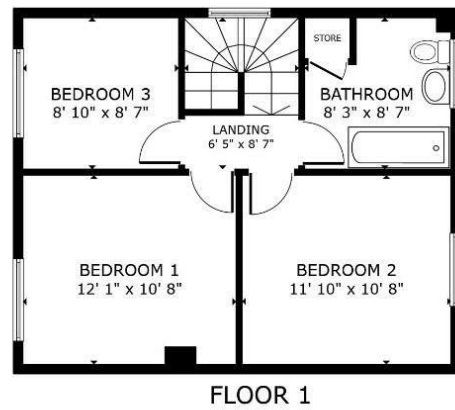
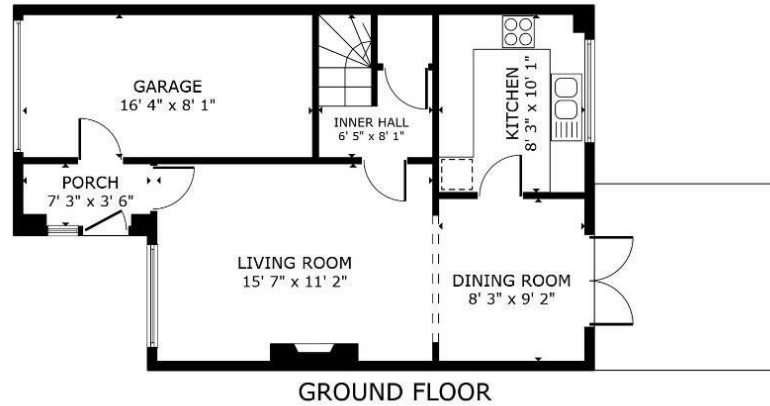


108 Bro Deg, Ruthin, Denbighshire, LL15 1XY



GROSS INTERNAL AREA  
GROUND FLOOR 432 sq.ft. FLOOR 1 473 sq.ft.  
EXCLUDED AREAS : GARAGE 132 sq.ft. ALFRESCO 108 sq.ft.  
TOTAL : 905 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	86
(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	
England & Wales	EU Directive 2002/91/EC



**108 Bro Deg**  
Ruthin, Denbighshire,  
LL15 1XY

**Price**  
**£230,000**

A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED HOUSE WITH INTEGRAL GARAGE, occupying an attractive position on the periphery of the town with far reaching views across to the Clwydian hills. The property forms part of this popular residential cul de sac, about a mile from the town centre and provides ideal family size home with gas fired central heating system with an updated boiler and double glazing. The well presented accommodation includes hall, through lounge dining room, kitchen, inner hallway, three good sized bedrooms (two double) and spacious family bathroom with three piece suite and shower. Integral garage with scope to convert into additional accommodation, subject to any necessary consents. To the rear is a pleasant fully enclosed garden bordering onto fields.

**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.



www.cavendishproperties.co.uk

**Cavendish**  
**ESTATE AGENTS**

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## 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.

## THE ACCOMMODATION COMPRISES

Dark wood effect double glazed front door to entrance porch.

## ENTRANCE PORCH

2.21m x 1.07m (7'3" x 3'6")

Laminate flooring, internal door to the garage and white panelled internal door leading through to the living room/dining room.

## LIVING ROOM

4.75m x 3.40m (15'7" x 11'2")



Double glazed window to the front, fitted electric fire, TV aerial point, laminate flooring and radiator. Arch opening to dining room.



## DINING ROOM

2.51m x 2.79m (8'3" x 9'2")



UPVC double glazed French doors leading out to the adjoining patio and garden with views across to the Clwydian hills, continuation of the laminate flooring, coved ceiling and radiator. Door to kitchen.



## KITCHEN

2.51m x 3.07m (8'3" x 10'1")



Fitted with a range of matte cream fronted base and wall units with grey worktops, inset sink unit with preparation bowl, mixer tap and tiled splashback. Space for gas cooker, fitted cooker

hood, plumbing for washing machine and dishwasher. Void for fridge freezer, double glazed window with views across to the hills and tiled floor.



## INNER HALLWAY

Turned staircase to first floor with storage cupboard beneath.

## FIRST FLOOR LANDING

Double glazed window to the side gable, loft access and white panelled interior doors to all rooms.

## BEDROOM ONE

3.68m x 3.25m (12'1" x 10'8")



Double glazed window to the front and radiator.



## BEDROOM TWO

3.61m x 3.25m (11'10" x 10'8")



Double glazed window to the rear with views across to the hills and radiator.

## BEDROOM THREE

2.69m x 2.62m (8'10" x 8'7")



Double glazed window to the front and radiator.

## FAMILY BATHROOM

2.51m x 2.62m (8'3" x 8'7")



A good size family bathroom with modern white suite comprising panelled bath with mains shower valve and curved screen, pedestal wash basin and low flush WC. Part tiled walls, chrome towel radiator, double glazed window with frosted glass and built in linen cupboard housing a Glow Worm gas fired central heating boiler.

## OUTSIDE

Concrete driveway providing off road parking for one car as well as access to the integral single garage.

## FRONT GARDEN

Open plan front lawned garden with pathway to the side of the house leading through to the rear garden.

## GARAGE

4.98m x 2.46m (16'4" x 8'1")

Up and over door, internal door to the hall, power and light installed.

## REAR GARDEN



To the rear is a landscaped enclosed garden with paved pathways and a small elevated decked area to the rear overlooking the fields.



pelican crossing for 150yds and take the left turning into Erw Goch. Follow the road up the hill, taking the first right into Maes Cantaba and thereafter on reaching the T junction bear left into Bro Deg. The property will be found after a short distance on the left hand side.

## TENURE

Freehold

## COUNCIL TAX

Denbighshire County Council - Tax Band C

## 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.

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DW/PMW

## 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