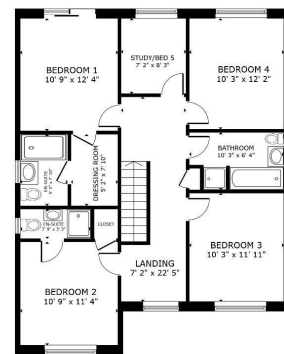


FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 877 sq.ft. FLOOR 2: 194 sq.ft.  
EXCLUDED AREAS: GARAGE 194 sq.ft.  
TOTAL: 1,265 sq.ft.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 877 sq.ft. FLOOR 2: 194 sq.ft.  
EXCLUDED AREAS: GARAGE 194 sq.ft.  
TOTAL: 1,265 sq.ft.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	85
(81-91) B	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**Plot 1. The Nook Bryn Goodman**  
Ruthin, Denbighshire  
LL15 1EL

**Price**  
**£495,000**

A NEW 4/5 BEDROOM DETACHED HOUSE OFFERING VERY SPACIOUS AND HIGHLY APPOINTED ACCOMMODATION SET WITHIN A MATURE SETTING TO THE UPPER PART OF THIS SOUGHT AFTER RESIDENTIAL AREA CLOSE TO RUTHIN PUBLIC SCHOOL AND THE TOWN CENTRE.

Designed to a spacious plan combining a high specification of finish with high levels of insulation to include under floor heating to the ground floor, it affords a large central reception hall, lounge, a splendid open plan family/dining room with bi-fold windows and adjoining luxury fitted kitchen, utility/side porch and cloaks with w.c.  
First floor large central landing, main bedroom with juliet balcony, dressing room and luxury en-suite, bedroom 2 with en-suite, 2 further double bedrooms and study/bedroom 5, luxury bathroom with shower.

Wide brick paved drive and integral garage. private south facing lawn gardens with patio.

Oak engineered flooring and carpeted, it is ready for immediate occupation.

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.

## THE ACCOMMODATION COMPRISES

Deep canopy entrance with light point and a composite and woodgrain-effect uPVC double glazed door with matching full depth glazed panel to side leading to a very spacious Reception Hall.

## RECEPTION HALL

4.85m x 2.24m (15'11 x 7'4)



Wide staircase rising off with glass balustrade. Enclosed understairs cupboard, woodgrain engineered flooring and downlighters.

## LOUNGE

6.27m x 3.28m (20'7 x 10'9)



A very spacious room with ceiling downlighters and a double glazed window to front. Provision has been made to incorporate twin French doors opening to the adjoining Kitchen/Dining Room as required. TV point.

## OPEN PLAN KITCHEN/DINING/FAMILY ROOM

4.80m x 3.56m plus 6.35m x 3.28m (15'9 x 11'8 plus 20'10 x 10'9)



A very spacious room to the rear of the house enjoying a pleasing southerly aspect. The kitchen is fitted with an exceptional range of base and wall mounted cupboards and drawers with a medium toned grey finish to door and drawer fronts and contrasting white quartz-effect working surfaces to include an inset 1 1/2 bowl white sink with drainer and mixer tap, an inset Bosch induction 5-ring hob with glass upstand and a stainless steel extractor hood above, integrated Bosch ovens with heating drawer, integrated fridge freezer, dishwasher and wine cooler. Ceiling downlighters, engineered flooring throughout with double

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 upper part on the right hand side.

Enclosed and south facing lawned garden with screen fencing and a wide patio.

## TENURE

Believed to be Freehold.

## COUNCIL TAX

## 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/SC

GARDEN



**BATHROOM**

3.12m x 1.93m (10'3 x 6'4)



Luxury white bathroom comprising a large bath with combination shower and tap with glazed glass-effect panel surround, walk-in shower cubicle with glazed screen and high output shower with monsoon style head, wall mounted vanity and bowl, low level WC, extractor fan and downlighters and a graphite toned effect towel radiator.



**OUTSIDE**



The property stands in this highly regarded residential area with a shared driveway leading into this, the adjoining house and bungalow to the rear.

There is a block paved driveway providing ample parking for two cars and access to integral garage.

**GARAGE**

5.97m x 3.02m (19'7 x 9'11)



Electric up and over door leading in, wall mounted gas fired condensing boiler together with pressurised system providing domestic hot water, the underfloor heating for the ground floor and panel radiators to first. Personal door leading through into the side porch/utility room. Access to outside leading to the rear.

**DIRECTIONS**

From the Agent's Ruthin office proceed down Market Street

glazed window overlooking the garden and a three section bi-fold door opening to a wide patio.



**UTILITY ROOM/SIDE HALL**

3.63m x 1.78m (11'11 x 5'10)



Matching base units and working surface with inset sink, integrated washing machine and tumble dryer, ceiling downlighters, engineered flooring, double glazed window and double glazed door to side.

**CLOAKROOM**



Wall mounted vanity with cupboard and wash basin and a low level WC, extractor fan and window.



**FIRST FLOOR LANDING**



A large central landing with glass balustrade to the staircase and a large double glazed picture window to the front with pleasing aspect over the driveway and lawn. Contemporary pipe radiator and storage cupboard.



**BEDROOM 1**



Juliette balcony with double glazed sliding patio window affording pleasing southerly aspect, ceiling downlighters, TV point, panel radiator. Walk-in wardrobe/dressing room.

**DRESSING ROOM**

2.39m x 1.57m (7'10 x 5'2)



Radiator

**ENSUITE SHOWER ROOM**

2.39m x 1.65m (7'10 x 5'5)



Luxury suite comprising large full width shower tray with glazed screen and high output shower with monsoon style head, marble-effect wall boarding, wall mounted vanity with bowl and splashback and a low level WC, double glazed window, extractor fan and a graphite-effect towel radiator.

**BEDROOM 2**

3.45m x 3.28m (11'4 x 10'9)



Double glazed window to front, panel radiator.

**ENSUITE SHOWER ROOM**

3.63m x 3.12m (11'11 x 10'3)



White suite comprising walk-in cubicle with glazed screen and high output shower with monsoon style head, wall mounted vanity with bowl and low level WC. Extractor fan, double glazed window and a chrome towel radiator. Walk-in wardrobe.

**BEDROOM 3**

3.63m x 3.12m (11'11 x 10'3)

Double glazed window to front, ceiling downlighters, panel radiator.

**BEDROOM 4**

3.71m x 3.12m (12'2 x 10'3)



Double glazed window to rear with southerly aspect, downlighters, radiator.

**STUDY/BEDROOM 5**

2.51m x 2.18m (8'3 x 7'2)



Double glazed window, downlighters and radiator.