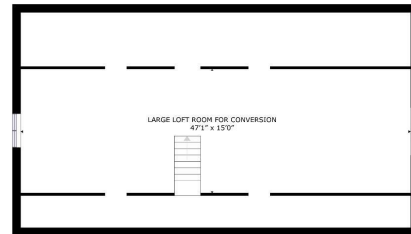


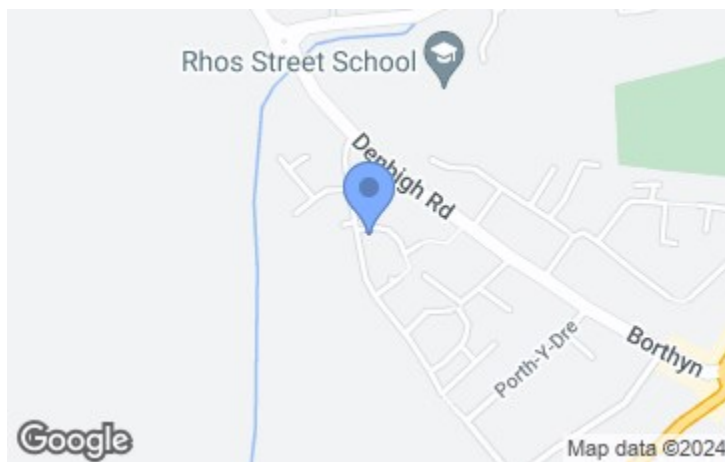
GROSS INTERNAL AREA
FLOOR 1: 1238 sq ft, FLOOR 2: 718 sq ft
EXCLUDED AREAS: LARGE GARAGE: 234 sq ft, PORCH: 42 sq ft
TOTAL: 1948 sq ft



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 1238 sq ft, FLOOR 2: 718 sq ft
EXCLUDED AREAS: LARGE GARAGE: 234 sq ft, PORCH: 42 sq ft
TOTAL: 1948 sq ft



| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | Potential |
| (92 plus) A | 100 |
| (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 | |
|---|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | Potential |
| (92 plus) A | 100 |
| (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 |

26 Llawr Y Dyffryn

Ruthin, Denbighshire,
LL15 1PQ

Offers Around
£270,000

A LARGE 3 BEDROOM DETACHED DORMER BUNGALOW WITH A VERY LARGE LOFT ROOM READY FOR COMPLETION OF THE CONVERSION WORKS TO PROVIDE TWO ADDITIONAL BEDROOMS AND BATHROOM IN ADDITION TO AN INTEGRAL DOUBLE GARAGE ALSO WITH SCOPE FOR CONVERSION, SET IN A CORNER PLOT TO THIS ESTABLISHED RESIDENTIAL AREA.

It affords a central hall with enclosed staircase to the first floor 47' X 15' loft room formed in roof trusses with windows to gables, ground floor large open plan lounge and dining room, kitchen, enclosed inner hall with bedroom 1 and en-suite, 2 further double bedrooms and bathroom.

Integral double garage in tandem with utility area and cloakroom. gas ch. and double glazing. Corner plot with private garden to rear.

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 medieval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements. There are primary and secondary schools for all ages together with leisure facilities and Mold is some 11.5 miles distant whilst Chester 24 miles. There are good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

2.49m x 1.73m (8'2" x 5'8")

Composite and wood grain effect double glazed door with full depth panel to side leading to hall.

HALL

Enclosed staircase leading to attic room. Panelled door to lounge.

LOUNGE/DINER

6.53m x 4.72m (21'5" x 15'6")



A spacious and well lit room with two wide double glazed windows, TV point, panelled radiator.

**KITCHEN**

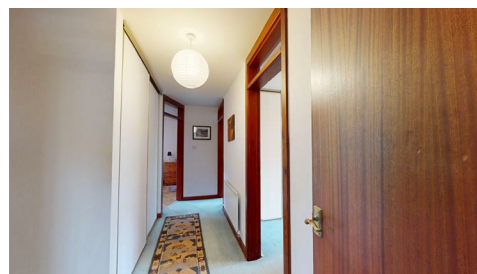
5.64m x 3.12m (18'6" x 10'3")



Fitted with a range of solid pitch pine panelled bespoke cupboards and drawers with matching working surfaces to include two stainless steel sinks with drainer and mixer tap, integrated Phillips double oven, New World gas hob, void and plumbing for dishwasher, space for fridge, pull out pantry unit, double glazed window, two panelled radiators. Panelled door to integral garage.

**INNER HALL**

4.75m x 2.01m (15'7" x 6'7")



Enclosed inner hall, sliding door cupboard with

shelving, airing cupboard with shelving, panelled radiator.

BEDROOM ONE

3.61m x 3.51m (11'10" x 11'6")



Double glazed window to rear, three section mirror fronted sliding door wardrobe, wood grain effect floor finish, panelled radiator.

EN SUITE SHOWER ROOM

2.16m x 1.55m (7'1" x 5'1")



Wet floor system with tiled floor and shower over, wash basin and WC, marble effect wall boarding, extractor fan, double glazed window, radiator.

BEDROOM TWO

3.51m x 3.33m (11'6" x 10'11")



Double glazed window to front, inset sliding door wardrobe, panelled radiator.

BEDROOM THREE

3.33m x 3.15m (10'11" x 10'4")



Double glazed window to front, inset sliding door wardrobe, panelled radiator.

BATHROOM

3.28m x 2.16m (10'9" x 7'1")



Coloured suite comprising corner bath with shower attachment, pedestal wash basin and WC, marble effect wall boarding, wall mirror, double glazed window, panelled radiator.

FIRST FLOOR

14.35m (to roof truss) x 4.57m (to roof truss)
(47'1" (to roof truss) x 15' (to roof truss))



Staircase rises to a large open plan room to the first floor which benefits from two double glazed windows, it was designed to be converted into additional accommodation and could readily be sub divided to provide additional rooms subject to Building Regulation Consent.

**INTEGRAL DOUBLE GARAGE**

7.87m x 3.84m (25'10" x 12'7")

Electric up and over door leading into a long garage with three double glazed windows and panelled door to the side, Worcester gas fired combination boiler providing heating and hot water, interconnecting door through to the kitchen.

CLOAKROOM

Wash basin and WC, radiator.

OUTSIDE

The property stands in a corner plot with return frontage onto Llawr Y Dyffryn. There is a wide tarmac driveway providing space for parking two cars to the front of the garage with gated access to one side leading into an enclosed and private lawned garden with screen fencing. There is a further gated access to one side leading to the open plan garden fronting onto Maes Hafod. Solar panels, low electricity bills, £700 back a year on the Fit scheme.

DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. Continue up to the periphery of town and take the left turning onto Maes Hafod which is immediately before the Esso

petrol Station. Continue for about 100 yards and the bungalow has a return frontage on to the junction with Llawr y Dyffryn.

AGENTS NOTES

Mains water, electricity, gas and drainage.

TENURE

Believed to be 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