

43 Stryd Yr Wylan, Ruthin, Denbighshire, LL15 1QJ

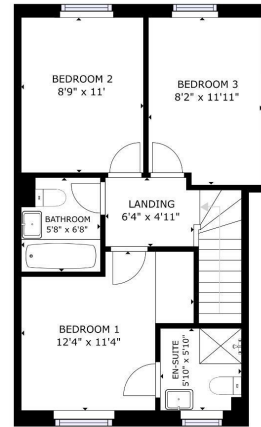
Cavendish
ESTATE AGENTS

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Matterport

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	84
(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	
(81-91) B	
(69-80) C	
(55-68) D	
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(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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43 Stryd Yr Wylan
Ruthin, Denbighshire,
LL15 1QJ

Price
£235,000

A MODERN THREE BEDROOM SEMI DETACHED HOUSE located within this popular residential area located approximately half a mile from the town centre and within close proximity of Ruthin football club and Glasdir primary school. This well presented family home affords entrance hall, lounge, an attractive well fitted kitchen/dining room with a range of built in appliances and breakfast bar, partially enclosed covered area to rear providing space for a hot tub, first floor landing, bedroom one with en suite shower room, two further bedrooms and family bathroom. Gas CH and double glazed. Wide driveway to front for two cars, enclosed and private garden to rear designed for low maintenance with all weather finish and a large purpose built summerhouse/home office with adjoining stores. Inspection recommended.

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PROTECTED

The Property
Ombudsman

www.cavendishproperties.co.uk

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, 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**FRONT ENTRANCE**

White composite and wood grain effect door leading to entrance hall.

ENTRANCE HALL

Staircase rising off, fitted cupboard, panelled radiator.

LOUNGE

4.32m x 3.76m (14'2" x 12'4")



An attractive room with painted effect panelling to part of one wall, wide cottage style double glazed window to front, TV point, panelled radiator.

**LOBBY**

Large fitted cupboard.

CLOAKROOM

White suite providing pedestal wash basin and tiled splash and low level WC, extractor fan, wood grain effect flooring, panelled radiator.

KITCHEN/DINING ROOM

4.80m x 2.92m (15'9" x 9'7")



An attractive room with contemporary range of base and wall mounted cupboards and drawers with a medium tone high gloss grey finish to door and drawer fronts with contrasting wood working surfaces to include a peninsular divide/breakfast bar. The kitchen has an inset stainless steel sink with mixer tap and drainer, inset four ring gas hob with stainless steel extractor hood and light above, integrated double oven, fridge, freezer and washing machine. Attractive wall tiling in part with downlighters to wall cupboards, ceiling downlighters, painted panelled effect finish to one wall of the dining room and a wood grain effect floor finish. Double glazed window, double glazed French doors leading to a timber framed open covered area.

**COVERED AREA**

4.80m x 2.57m (15'9" x 8'5")



A useful addition providing fitted worktop with storage and also space for hot tub (may be available by negotiation).

FIRST FLOOR LANDING**BEDROOM ONE**

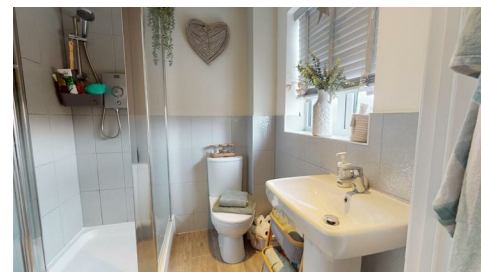
3.76m x 3.45m (12'4" x 11'4")



Double glazed window to front, open fronted wardrobes with hanging rails and shelving, panelled radiator.

EN SUITE SHOWER ROOM

1.78m x 1.78m (5'10" x 5'10")



White suite comprising cubicle with glazed screen

and electric shower, pedestal wash basin and WC. Part tiled walls, double glazed window, wood grain effect floor finish, radiator.

BEDROOM TWO

3.35m x 2.67m (11' x 8'9")



Double glazed windows, panelled radiator, fitted open fronted wardrobe.

BEDROOM THREE

3.63m x 2.49m (11'11" x 8'2")



Double glazed windows, panelled radiator.

BATHROOM

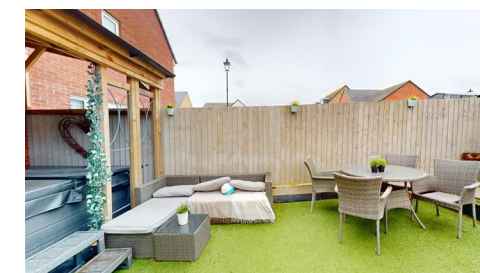
1.73m x 2.03m (5'8" x 6'8")



White suite comprising panelled bath, pedestal wash basin and WC. Part tiled walls, ceiling downlighters with extractor fan, chrome towel radiator.

OUTSIDE

The property has a wide driveway to front which provides space for parking two cars together with access to the gable elevation leading to the rear. The rear garden is a particular feature as it affords a high degree of privacy with screen fencing, all weather surface for low maintenance and a large summerhouse/home office which provides an ideal enclosed area with 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 inner ring road. Continue to the roundabout and turn left into Stryd y Wennol and continue for some 350yds along Stryd y Wennol and bear right and thereafter left into the newest part of the development and the property is on the right.

AGENTS NOTES

Mains water, electricity, gas and drainage. Gas central heating.

TENURE

Believed to be freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band C

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