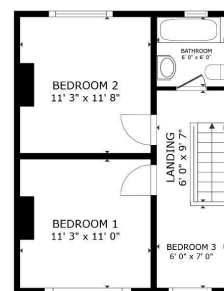


GROSS INTERNAL AREA
FLOOR 1 473 sq.ft. FLOOR 2 411 sq.ft.
TOTAL 884 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ALL DIMENSIONS SHOWN

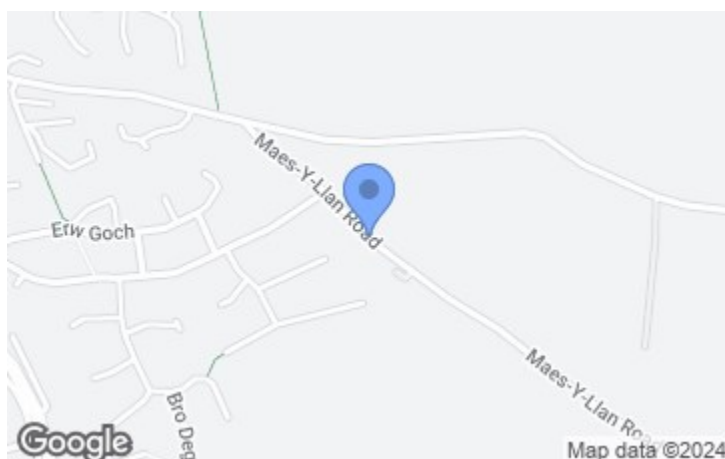
Matterport



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 473 sq.ft. FLOOR 2 411 sq.ft.
TOTAL 884 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ALL DIMENSIONS SHOWN

Matterport



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

Gwynant St. Meugans
Ruthin, Denbighshire,
LL15 1RD

Offers Around
£320,000

A greatly re-modelled three bedroom semi-detached house with a splendid open plan kitchen/dining/family room to the rear with modern fitted kitchen, velux roof light and french doors opening to the west facing garden.

Located in this highly regarded and sought-after residential area with open and far reaching northerly and easterly views across The Vale towards the Clwydian Hills. The accommodation affords: recessed entrance to entrance hall, lounge with double glazed bay window affording far reaching views of the Clwydian Hills, large and versatile family room with a new contemporary fitted kitchen having peninsula breakfast bar and an extensive range of integrated appliances.

First floor open plan landing incorporating the former third bedroom which could readily be re-instated by the owner as required, two bedrooms and modern luxury bathroom. Converted loft room with pull-down ladder, insulated and lined ceiling and Velux roof light. Double glazing and gas central heating. Driveway with parking for two cars and attached garage, well maintained garden to the front and quite private west facing garden to the rear paved patio and lawned area.

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.



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

Arched entrance with heather brown tiled step, modern UPVC double glazed door with matching windows to either side leading to entrance hall.

ENTRANCE HALL

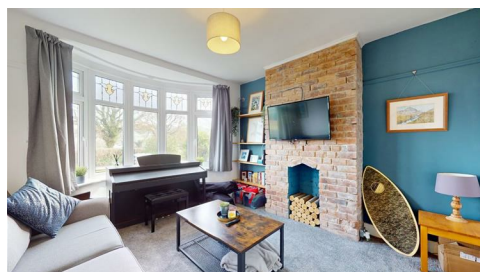
4.06m x 1.83m (13'4 x 6')



Staircase rising off with painted turned spindles, diagonal shaped double glazed window to gable, wood grain effect flooring which extends through the hall into the kitchen and dining room.

LOUNGE

3.94m x 3.53m (12'11 x 11'7)



A delightful room with a wide shallow bay window to front with double glazed windows and decorative upper lights enjoying a truly delightful view across farmland towards Moel Famau and the Clwydian Hills, feature exposed brick chimney breast with fitted shelving to alcove, panelled radiator.

OPEN PLAN KITCHEN/DINING AND FAMILY ROOM

3.56m x 3.43m plus 5.28m x 1.83m (11'8 x 11'3 plus 17'4 x 6')



Re-modelled and refurbished with double glazed French doors opening to a sheltered and private westerly facing patio, the kitchen has been refitted with a modern range of base and wall mounted cupboards and drawers with a medium tone grey finish to door and drawer fronts and contrasting stone effect working surfaces to include large central dais/breakfast bar with storage drawers and cupboards. Inset one and half bowl sink with mixer tap, inset four ring induction hob with stainless steel upstand, integrated oven, fridge, freezer, dishwasher and washing machine. Pull out larder unit. Vaulted ceiling to part of the kitchen with a large double glazed Velux roof light, further window to side, wood grain effect flooring, panelled radiator. Gas combination boiler.



FIRST FLOOR LANDING



Double glazed window to gable.

STUDY AREA/BEDROOM THREE

2.13m x 1.83m (7 x 6')



Please note that the internal dividing wall between the landing and bedroom three has been removed to provide a light and airy study area for the current owner although the wall could readily be reinstated as required. Double glazed window to front with far reaching views towards Moel Famau and along the Clwydian Hills, panelled radiator.

BEDROOM ONE

3.43m x 3.35m (11'3 x 11')



Double glazed window to front with far reaching views, panelled radiator. Pull down ladder to loft room.

VIEWS ACROSS THE VALE



LOFT ROOM



Spacious room with insulated and lined ceiling with large Velux roof light and ceiling downlighters.

BEDROOM TWO

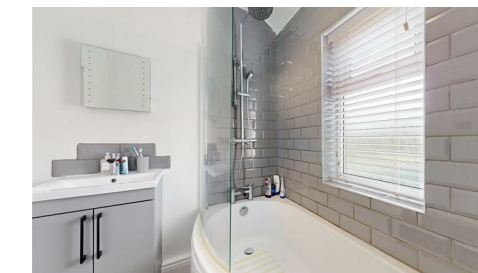
3.56m x 3.43m (11'8 x 11'3)



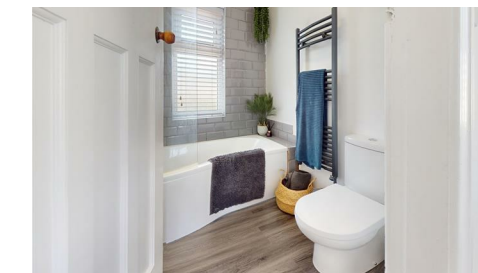
Double glazed window to rear, panelled radiator.

BATHROOM

1.83m x 1.83m (6' x 6')



Luxury white suite comprising P shaped bath with glazed screen and high output shower with monsoon style head, vanity with bowl and storage cupboard, mirror above, low level WC, double glazed window, attractive tiling to walls in part, anthracite coloured towel radiator.



OUTSIDE



The property fronts onto St Meugans noted residential area highly regarded for its far reaching views to the Clwydian Hills. There is a tarmac driveway leading in providing space for parking two cars and access to the garage. There is a low level brick wall to front with shaped lawn and flower border. To the rear is an enclosed and predominately westerly facing garden with screen fencing to three sides, secluded riven stone effect flagged patio together with large lawn and flower border.



GARAGE

5.54m x 2.24m (18'2" x 7'4")

Timber panelled doors leading in, electric light and power installed, personal door to rear.

DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction bear right onto Station Road. Continue over the zebra crossing and fork immediately left onto Llanrhydd Street. Continue past the hospital and through the sandstone cutting and bear right. Continue for some 200yds proceeding past the turning on the right into Erw Goch and the house will be found on the right hand side.

AGENTS NOTES

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

TENURE

Believed to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band D

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