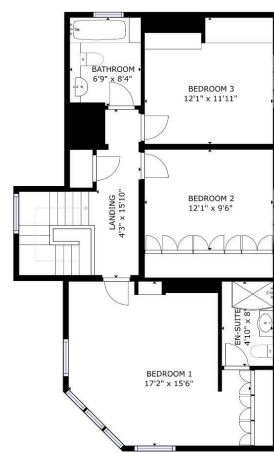


Matterport



Matterport



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(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	
(92 plus) A	74
(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

**Annedd Wen Denbigh Road**  
Ruthin, Denbighshire  
LL15 1PE

**Price**  
**£425,000**

A very attractive and quite unique three/four bedroom detached house combining the elegance of a 1920's home with a stunning contemporary extension providing a striking kitchen, dining and family room extension, the whole set within landscaped gardens with gated entrance and parking, standing in a very convenient position only half a mile from the town centre.

The accommodation affords entrance porch, traditional hall with turned staircase and Minton tiled floor, elegant lounge, bedroom four/ day lounge and games room/study, rear hall with a stunning kitchen, dining and family sun room with three bi-fold windows opening to the rear garden, shower room, WC and utility room, First floor landing, master bedroom with fitted wardrobes and en-suite, two further double bedrooms, hobby room and bathroom, double glazing and gas central heating. Private South Westerly facing lawn gardens to the rear with a patio and secluded sitting area and decking. Aluminium windows and external doors.

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 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. Denbigh Road also benefits from a local shop, Borthyn and the new Glasdir primary schools.

**THE ACCOMMODATION COMPRISES**

**FRONT PORCH**

1.22m x 1.07m (4' x 3'6")

Full depth aluminium double glazed door with matching window to side leading in. Original glazed and panelled door leading to an attractive central hall.

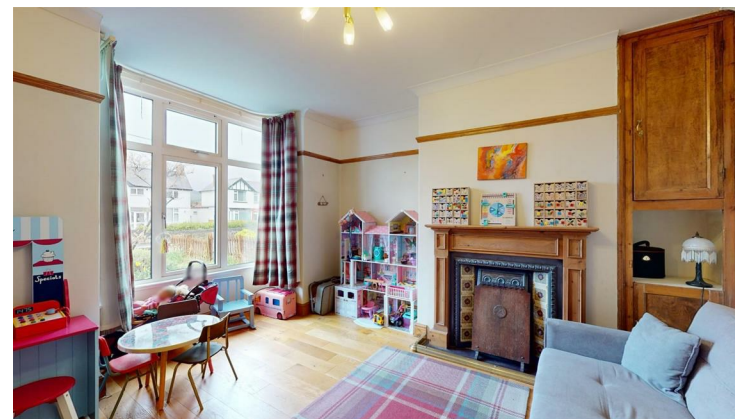
**CENTRAL HALL**

3.56m x 2.03m average (11'8" x 6'8" average)



**DAY LOUNGE/BEDROOM FOUR**

4.42m including bay x 3.68m (14'6" including bay x 12'1")



An attractive room with high double glazed square bay window to the front elevation, Victorian tiled fireplace with gas fire, slate hearth and pine surround, fitted cabinet to recess with display niche and lighting, picture rail, original deep skirting boards, engineered oak flooring, radiator.



A fine pitch pine turned staircase rising to a galleried landing, enclosed understairs cupboard, feature Minton tiled floor, original polished pine architraves and skirting boards. Panelled radiator.

**LOUNGE**

5.92m x 4.78m (19'5" x 15'8")



An elegant room which affords a high degree of natural lighting with wide windows to two walls, all benefiting from new fitted shutters, attractive Victorian style fireplace with gas fire and raised slate hearth and pine surround, picture rail, fitted bookshelves to one wall, original deep skirting boards, oak flooring, two panelled radiators.



**TENURE**

Freehold

**COUNCIL TAX**

Denbighshire County Council - Tax Band F.

**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

**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 over the zebra crossing and take the left turning into Maes Dolwen and the property is on the left hand side.

**AGENTS NOTES**

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

shower, fitted cabinet incorporating wash basin, storage, wall mirror and pelmet lighting, low level WC, fully tiled walls, ceiling downlighters, chrome towel radiator.

**BATHROOM**  
2.44m x 1.96m (8' x 6'5")



White suite comprising panelled bath with grip handles, bi fold screen and high output shower, fitted cabinet to one wall incorporating wash basin and WC, obscured double glazed window, fully tiled walls with fitted cupboard and shelving, radiator, towel radiator.

**OUTSIDE**



The property stands within a corner plot in this popular residential area. It is bounded to the front by a low level wall with wrought iron gate leading to a pedestrian footpath which extends to the front elevation. Adjoining is a large shaped lawn with well stocked and established flower and shrub borders. The vehicle entrance is from the side of Maes Dolwen. It has a high wall with two approximately 6' high timber panelled gates leading to a wide tarmac driveway providing space for parking three cars. Adjoining is a wide lawned garden together with a slightly raised decked area with inset lighting and in part covered by a deep canopy which forms part of an extension to the kitchen and family room. Beyond is a further patio in Westminster stone together with a gravel and slated area which extends along the left hand elevation leading to the front.

**BEDROOM TWO**  
3.71m x 3.18m (122" x 10'5")



Fitted wardrobes comprising two double door robes, matching chest of drawers to one side, pine flooring, ceiling downlighters, double glazed window, radiator.

**BEDROOM THREE**  
3.66m x 2.82m (12' x 9'3")



Fitted wardrobes to one wall comprising two double and one single door wardrobes together with a central unit with mirror fronted doors, double glazed window, pine flooring, picture rail, radiator.

**GAMES ROOM/STUDY**  
3.68m x 3.56m (121" x 11'8")



Fitted cupboards to recess, Georgian style bevelled glass door leading to the rear hall with windows to either side, original deep skirting boards, pine flooring, shelving, picture rail, two panelled radiators.

**REAR HALL**



L shaped rear hall, an attractive space which interconnects with the original house and the extension with a light ivy porcelain flooring, high ceilings and downlighters, oak panelled door leading to side vestibule and part underfloor heating. Security control system, panelled radiator.

**VESTIBULE**

Double glazed door and matching window leading to the rear garden and drive.

**KITCHEN/DINING AND FAMILY ROOM**  
5.49m x 2.74m plus 5.18m x 3.05m (18' x 9' plus 17' x 10')



An architect designed extension with Welsh slate and mansard roofing which very much complements the original house with high vaulted ceilings, skylights, high level windows which provide additional borrowed light to the southwest elevation of the house and a large central downlighter. It also benefits from numerous halogen inset lighting and two Velux electrically operated skylights with rain sensors.

**KITCHEN AREA**



The kitchen is fitted with a bespoke contemporary range of hand painted base and wall cupboards and pan drawers with a light grey finish to door and drawer fronts and a corner larder carousel and pull out larder with white high gloss quartz working surfaces, curved splashback to hob and contrasting purple glass splashback to sink with concealed lighting. Siemens inset ceramic five ring gas hob with Siemens glass and stainless steel extractor hood and light above, integrated Siemens double oven and microwave, dishwasher and a 75/25 fridge and freezer. Light ivy porcelain Italian flooring with underfloor heating.



FAMILY AREA



Benefiting from a three section bi fold door opening to the rear garden, it also has a contemporary freestanding multifuel fire standing on a raised slate hearth. TV point.

UTILITY ROOM  
2.13m x 1.45m (7' x 4'9")



Fitted base and wall units with a white finish to door and drawer fronts and contrasting wood grain effect working surfaces to include an inset single drainer sink and mixer tap, concealed Worcester Bosch gas fired combination boiler providing heating and hot water, void and plumbing for washing machine, space for tumble dryer, broom cupboard. Matching flooring to the kitchen, double glazed window.

SHOWER ROOM/WET ROOM  
2.29m x 2.06m (7'6" x 6'9")



Luxury shower room with a white suite with glazed screen and high output shower with monsoon style head, fitted cabinet to one wall incorporating contemporary wash basin and open shelving and storage unit, low level WC, ceramic tiled flooring, ceiling downlighter, skylight, double glazed window, extractor fan, chrome towel radiator.

FIRST FLOOR LANDING



HOBBY ROOM  
2.06m x 1.07m (6'9" x 3'6")

A small room which has been used as a photographic lab in the past with fitted worktop and inset sink, double glazed window, wall cupboards, high level shelving.

BEDROOM ONE  
4.32m x 3.25m (14'2" x 10'8")



A delightful room which has three double glazed windows extending around one corner with newly fitted contemporary shutters, it has pleasing views across town towards Moel Famau and the Clwydian Hills. High ceiling with downlighters, picture rail, double door fitted cupboard with chest of drawers beneath, two panelled radiators.



DRESSING AREA  
Three double door wardrobes providing a combination of shelving and hanging rails.

EN SUITE SHOWER ROOM  
2.36m x 1.52m (7'9" x 5')



Luxury white suite comprising large cubicle with glazed screen with electric