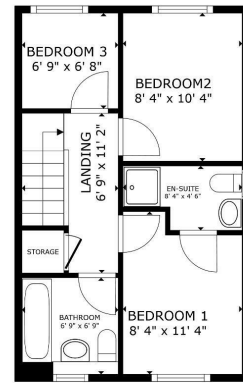


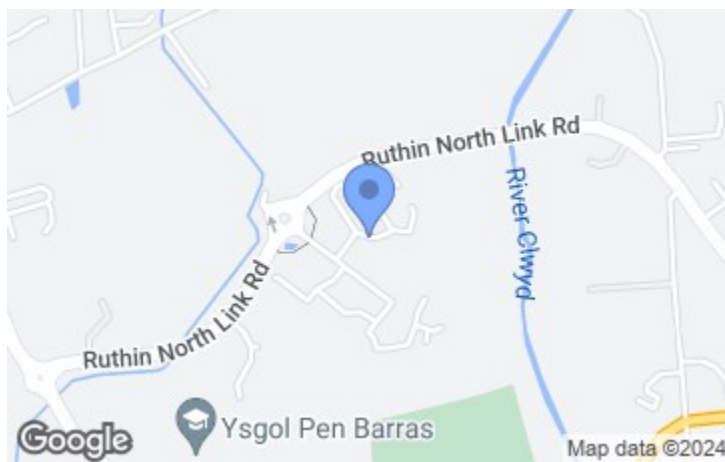
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 379 sq.ft. FLOOR 2 390 sq.ft.
TOTAL 769 sq.ft.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 379 sq.ft. FLOOR 2 390 sq.ft.
TOTAL 769 sq.ft.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	78 91
(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	
(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

7 Stryd Yr Alarch
Ruthin, Denbighshire,
LL15 1QE

Offers Around
£220,000

AN ATTRACTIVE 3 BEDROOM SEMI-DETACHED HOUSE WITH LARGE PRIVATE GARDEN LOCATED IN A SECLUDED CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA ABOUT 0.5 MILE FROM THE TOWN CENTRE.

An ideal family home the accommodation affords entrance hall with cloaks & w.c; spacious lounge/dining room with french doors opening to the rear garden, modern fitted kitchen/breakfast room. First floor landing, bedroom 1 with en-suite, 2 further bedrooms and bathroom.

Driveway for two cars and enclosed lawn garden with patio and garden shed.

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**FRONT ENTRANCE**

Canopy entrance with outside light point, composite and double glazed front door leading to entrance hall.

ENTRANCE HALL

3.35m x 1.07m (11' x 3'6")

Turned staircase rising off, wood grain effect flooring, panelled radiator.

CLOAKROOM

White suite comprising pedestal wash basin with tiled splash and low level WC, extractor fan, tiled floor, radiator.

KITCHEN/DINING ROOM

3.35m x 2.44m (11' x 8')



Fitted base and wall units with a white high gloss finish to door and drawer fronts and contrasting wood grain effect working surfaces to include and inset one and half bowl sink with mixer tap and drainer, inset stainless steel four ring gas hob, stainless steel upstand, extractor hood, integrated oven, fridge/freezer, dishwasher and washing machine. Further cupboard housing a gas fired combination boiler providing heating and hot water, double glazed window to front, slate effect floor finish, radiator.

**LOUNGE**

4.60m max x 4.19m max (15'1" max x 13'9" max)



A well lit room with wide double glazed French doors with matching side panels

opening to the west facing rear garden, enclosed understairs cupboard, TV point, wood grain effect floor covering, panelled radiator.

**FIRST FLOOR LANDING**

Fitted cupboard with shelving.

BEDROOM ONE

3.45m x 2.54m (11'4" x 8'4")



Double glazed window to front, TV point, panelled radiator.

EN SUITE SHOWER ROOM

2.54m x 1.37m (8'4" x 4'6")



White suite comprising inset cubicle with glazed screen and electric shower, pedestal wash basin with tiled splash and low level WC. Extractor fan, double glazed window, radiator.

BEDROOM TWO

3.15m x 2.54m (10'4" x 8'4")



Double glazed window, radiator.

BEDROOM THREE

2.06m x 2.03m (6'9" x 6'8")



Double glazed window, radiator.

BATHROOM

2.06m x 2.06m (6'9" x 6'9")



White suite comprising panelled bath with grip handles and combination shower tap unit, pedestal wash basin with tiled splash and low level WC. Part tiled walls to shower area, extractor fan, double glazed window, radiator.

OUTSIDE

Open plan garden to front with mainly slated area with a number of specimen shrubs, tarmac driveway leading into the right hand side providing parking for

two cars. Gated entrance leading to the rear.

REAR GARDEN

To the rear is a good size and enclosed mainly westerly facing lawn garden with flagged patio and pathway. Screen fencing to three sides. Timber panelled decked area and garden shed.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the second exit onto the link road. Follow the road for approximately half a mile and on reaching the mini-roundabout and the entrance to the Glasdir development turn left and follow the road for some 75yds and take the first left turning and thereafter first right into Stryd yr Alarch. The property will be found near the head of the cul-de-sac on the left hand side.

AGENTS NOTES

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

TENURE

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