

1 Ffordd Edern, Ruthin, Denbighshire, LL15 1JE

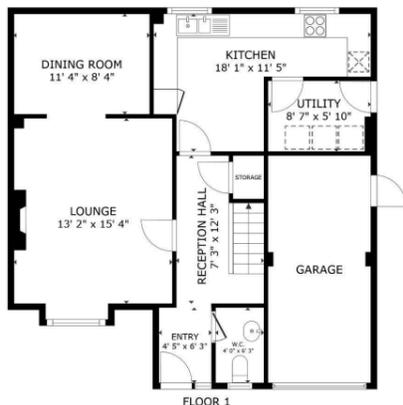
**Cavendish**  
ESTATE AGENTS

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 679 sq.ft. FLOOR 2: 679 sq.ft.  
EXCLUDED AREAS: GARAGE 165 sq.ft.  
TOTAL: 1,358 sq.ft.

Matterport



FLOOR 2  
GROSS INTERNAL AREA  
FLOOR 1: 679 sq.ft. FLOOR 2: 679 sq.ft.  
EXCLUDED AREAS: GARAGE 165 sq.ft.  
TOTAL: 1,358 sq.ft.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>80</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**1 Ffordd Edern**  
Ruthin, Denbighshire,  
LL15 1JE

**Offers Around  
£350,000**

A FOUR BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE STANDING WITHIN A LARGE CORNER PLOT overlooking the large open green to the centre of Stryd Y Brython about 0.5 mile from the town centre. Benefiting from a wide plot with additional driveway and carport to one side and mature gardens to rear, the house affords scope for modernisation and would lend itself to extension subject to usual consents being obtained. It affords entrance hall with cloaks, lounge, dining room, kitchen, utility room, first floor landing, bedroom one with en suite shower room, three further bedrooms and bathroom, integral garage, gas heating, driveway with an additional driveway to one side providing space for caravan or boat, enclosed and private gardens to rear.

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PROTECTED

The Property Ombudsman

[www.cavendishproperties.co.uk](http://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 mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, with 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**

Panelled and glazed door leading to entrance hall.

**ENTRANCE HALL**

Staircase rising off with enclosed cupboard, coved ceiling, two panelled radiators.

**CLOAKROOM**

Wash basin with tiled splash, low level WC, tiled floor.

**LOUNGE**

4.67m x 4.01m (15'4" x 13'2")



Square bow window to front with deep sill. It affords a pleasing aspect in a southwesterly direction over the large central open space noted to the centre of this development. Coved ceiling, Adams style fireplace with marble insert and hearth, open fire grated, polished hardwood surround, wall light points, TV point, panelled radiator. Archway to dining room.

**DINING ROOM**

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



Double glazed sliding patio window overlooking the rear garden with views beyond across the development towards the Clwydian Hills, serving hatch, coved ceiling, panelled radiator.

**KITCHEN/BREAKFAST ROOM**

5.51m max x 3.48m max (l shaped) (18'1" max x 11'5" max (l shaped))



An L shaped room fitted with a range of base and wall mounted cupboards and drawers with a woodgrain effect finish to door and drawer fronts and woodgrain effect working surfaces to include an inset four ring gas hob with convector hood and light above, integrated double oven, inset one and half bowl sink with mixer tap and drainer, void and plumbing for dishwasher, space for fridge, tiled splashback, two double glazed windows overlooking the rear garden, tiled floor, radiator.

**UTILITY/SIDE PORCH**

2.62m x 1.78m (8'7" x 5'10")

Plumbing for washing machine, space for upright fridge/freezer and tumble dryer, matching flooring, panelled radiator, door to side.

**FIRST FLOOR LANDING**

Central landing, fitted double door airing cupboard with lagged cylinder, immersion heater and slatted shelving.

**BEDROOM ONE**

6.25m max x 2.74m (20'6" max x 9')



Square bow window to front with deep sill affording pleasing westerly views across the large central open space towards the gate house of Ruthin Castle and wooded countryside beyond, panelled radiator.

**EN SUITE SHOWER ROOM**

Walk in cubicle with glazed screen, shower and electric unit over, pedestal wash basin and WC, part tiled walls, extractor fan, radiator.

**BEDROOM TWO**

3.43m x 2.74m (11'3" x 9')



Double glazed window to rear with aspect across the development towards the Clwydian Hills, panelled radiator.

**BEDROOM THREE**

4.27m x 2.39m (14' x 7'10")



Double glazed window to front, fitted bulkhead cupboard, panelled radiator.

**BEDROOM FOUR**

2.74m x 2.59m (9' x 8'6")



Double glazed window to rear, panelled radiator.

**BATHROOM**

2.49m x 1.80m (8'2" x 5'11")



Panelled bath with grip handles and electric shower over, pedestal wash basin, WC, part tiled walls, double glazed window, shaver point, radiator.

**OUTSIDE**

The property stands in a large corner plot with a wide concrete driveway leading in providing space for parking two cars together with access to the right hand gable where there is a large carport with space for two cars or caravan and boat.

**GARDENS**

The front garden has a large open plan lawn interspersed with a number of mature shrubs. The rear garden is a particular feature of the house with private lawned garden surrounded by mature shrubs. Large central lawn with established and well stocked shrubbery borders, concrete patio and pathway, side domestic area.

**INTEGRAL GARAGE**

5.61m x 2.44m (18'5" x 8')

Metal up and over door to the front, electric light and power installed, wall mounted gas fired boiler providing heating and hot water, panelled door to side.

**DIRECTIONS**

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the third exit onto the A494 Mold Road proceeding along Wern Fechan and thereafter bear left onto Rhos Street. Follow the road for a short distance and take the first right into Stryd Y Brython and follow the estate road up the hill and on passing the large area of open space, Ffordd Edern is the first cul de sac on the right hand side.

**AGENTS NOTES****TENURE**

Understood to be Freehold

**COUNCIL TAX**

Denbighshire County Council - Tax Band F

**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.

**PRIORITY INVESTOR CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**VIEWING**

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE.PMW