

Carden Greenfield Road, Ruthin, Denbighshire, LL15 1EW

**Cavendish**  
ESTATE AGENTS

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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 725 sq.ft. FLOOR 2 693 sq.ft.  
TOTAL 1,418 sq.ft.

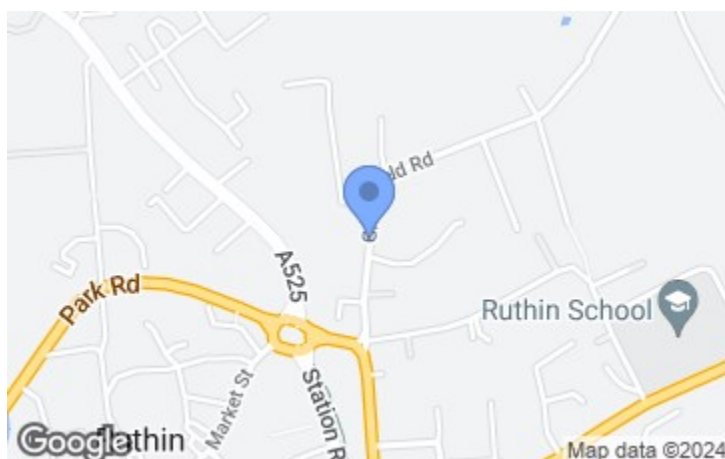
Matterport



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 725 sq.ft. FLOOR 2 693 sq.ft.  
TOTAL 1,418 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			
England & Wales		EU Directive 2002/91/EC	80

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Carden Greenfield Road**  
Ruthin, Denbighshire,  
LL15 1EW

**Offers Around**  
**£275,000**

A GREATLY EXTENDED 4 BEDROOM SEMI-DETACHED HOUSE WITH AMPLE PARKING AND GARAGE STANDING IN A SLIGHTLY ELEVATED SETTING TO THE UPPER PART OF GREENFIELD ROAD ABOUT 0.3 MILE FROM THE TOWN CENTRE.

A traditional style house extended to the rear with a large two storey extension providing a large and versatile home which will lend itself to some modernisation.

Large hall, lounge with bay window, dining room, large kitchen/breakfast room, rear porch/utility and cloaks. First floor landing, 4 bedrooms, box room and shower room.

Long drive to one side with detached garage. low maintenance gardens with private patio and graveled area to rear.

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.



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## 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 UPVC door leading to spacious reception hall.

### RECEPTION HALL

4.90m x 2.11m (16'1" x 6'11")



Wide yellow pine staircase rising off with turned spindles and newel, double glazed windows, panelled radiator.

### LOUNGE

4.62m x 3.78m (15'2" x 12'5")



An attractive room to the front of the house with a square bay double glazed window affording views across Greenfield Road towards the Clwydian Hills, Adams style fire surround with insert and hearth (flue not in use), picture rail, panelled radiator.



## DINING ROOM

3.94m x 3.78m (12'11" x 12'5")



Feature exposed brick fireplace with raised hearth (not in use), pine cabinets to one side with shelving, double glazed window to rear, picture rail, panelled radiator.



## KITCHEN/DINER/FAMILY ROOM

4.14m x 2.97m plus 2.82m x 2.11m (13'7" x 9'9" plus 9'3" x 6'11")

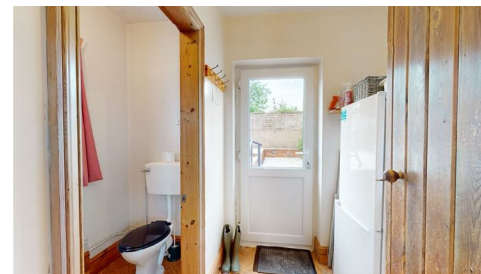


A large and versatile room with three double glazed windows and double glazed door to side. To the lounge area is a double glazed window and meter box, kitchen area with fitted base units with rolled edge working surface to include inset one and half bowl sink, gas cooker point with tiled surround, further cabinet housing an electric oven together with adjoining worktop.



## REAR PORCH/UTILITY

1.96m x 1.78m (6'5" x 5'10")



Plumbing for washing machine, space for upright fridge/freezer, double glazed window, door to rear.

## CLOAKROOM

Corner wash basin with tiled splash and low level WC, double glazed window, panelled radiator.

## FIRST FLOOR LANDING

Panelled radiator.

## BEDROOM ONE

3.66m x 3.33m (12' x 10'11")



Double glazed window to front with views across Greenfield Road towards the Clwydian Hills, two fitted double door wardrobes with locker storage cupboards over, picture rail, panelled radiator.



## BEDROOM FOUR

2.34m x 2.18m (7'8" x 7'2")



Double glazed window to front, picture rail, panelled radiator.

## SHOWER ROOM

2.31m x 2.18m (7'7" x 7'2")



Corner cubicle with glazed screen and electric shower, pedestal wash basin and WC, panelled radiator.

## INNER LANDING

Fitted cupboard.

## BEDROOM TWO

4.22m x 2.95m (13'10" x 9'8")



Double glazed window to rear, panelled radiator.

## BEDROOM THREE

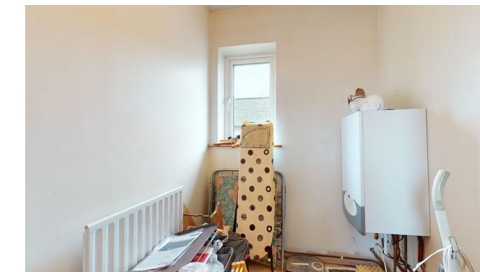
3.91m x 2.69m (12'10" x 8'10")



Double glazed window to rear, ornate Victorian style fireplace (not in use), recess for wardrobe, picture rail, panelled radiator.

## BOX ROOM

2.03m x 1.68m (6'8" x 5'6")



Wall mounted Ariston gas fired boiler providing heating and hot water, double glazed window, panelled radiator.

## OUTSIDE

The property stands in a slightly elevated position on Greenfield Road with wall and mature conifer hedge. There is a tarmac driveway to one side providing ample space for parking three/four cars. The front is designed for low maintenance being mainly gravelled with established shrubbery.

## DETACHED GARAGE

Concrete panelled prefabricated garage with up and over door to front.

## REAR GARDEN



The rear garden is also designed for low maintenance providing a large split level flagged patio area together with a gravelled area which extends along the northeastern side of the extension.

## 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. After some 75yds turn immediately left onto Greenfield Road. Follow the road along and around the bend to the right, and follow the road up the hill and the property is on the right.

## AGENTS NOTES

We are advised that the property had structural repairs undertaken in the late 1990's supervised and approved by consulting engineers. A copy of the report and completion report by Curtins, Consulting Engineers in Mold is available at the agents Ruthin office.

## TENURE

Believed to be freehold.

## COUNCIL TAX

Denbighshire County Council - Tax Band D

## 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