



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 860 sq.ft.  
TOTAL : 860 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	
(82 plus) A	83
(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	



**53 Bryn Rhydd**  
Ruthin, Denbighshire,  
LL15 1RN

**Price**  
**£250,000**

**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.

A TWO BEDROOM DETACHED BUNGALOW WITH GARAGE STANDING IN AN ATTRACTIVE POSITION TO THE HEAD OF THIS ESTABLISHED DEVELOPMENT ON THE PERIPHERY OF RUTHIN. Forming part of a small cul de sac of similar properties, about a mile from the town centre and within close proximity of open countryside and numerous walks in the surrounding area. The property stands in a larger than average sized plot and affords scope for a programme of modernisation and refurbishment to individual requirements whilst benefiting from gas fired central heating and replacement UPVC double glazed windows. To the rear is a private garden area with a useful workshop/store attached to the rear of the garage. In brief comprising entrance porch, reception hall, spacious lounge/dining room, kitchen/breakfast room, two double size bedrooms and a large bathroom with four piece suite. Driveway and garage. No onward chain.



**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 PORCH**

Dark oak effect UPVC double glazed front door with matching side panel to entrance porch with tiled floor and glazed panelled timber framed inner door to reception hall.

**RECEPTION HALL**

Built in cupboard housing a Glow Worm gas fired central heating boiler, tiled floor, coved ceiling, loft access and radiator.

**LOUNGE/DINING ROOM**

6.73m x 3.25m reducing to 2.84m (dining area) (22'1" x 10'8" reducing to 9'4" (dining area))



A spacious room extending the full width of the property with two modern replacement double glazed windows to the front, wooden fireplace surround with marble style insert and hearth and coal effect gas fire, shelved alcove, laminate wood effect flooring, TV aerial point and double and single panelled radiators.

**KITCHEN/BREAKFAST ROOM**

4.45m x 2.69m (14'7" x 8'10")



Fitted with a range of oak fronted base and wall units with light toned worktops, inset sink unit with mixer tap and tiled splashback. Integrated appliances comprising four gas burner hob with copper canopy extractor, double electric oven and microwave. Tiled floor, radiator, two replacement UPVC double glazed windows and UPVC double glazed exterior door.

**BEDROOM ONE**

2.95m x 3.89m (9'8" x 12'9")



Double glazed window overlooking the rear garden, range of fitted wardrobe units to one wall, TV aerial point and radiator.

**BEDROOM TWO**

2.72m x 4.04m (8'11" x 13'3")



A double size room with double glazed window to the rear and radiator.

**BATHROOM**

2.72m x 2.82m (8'11" x 9'3")



A spacious bathroom fitted with a four piece suite comprising corner shaped bath, corner shower

cubicle, pedestal wash basin and low flush WC. Tiled walls, tiled floor, radiator and double glazed window with frosted glass.

**OUTSIDE**

The property is located to the head of this established cul de sac and is approached over a tarmac driveway which extends to the side providing parking for several cars as well as access to the attached garage.

**FRONT GARDEN**

Gravelled front garden area for ease of maintenance with pathway extending to the left hand side of the bungalow.

**GARDENS**

To the rear is a private enclosed patio area with a further sizable lawned area to the side.

**GARAGE**

Up and over door, side door, and power and light.

**STORE/WORKSHOP**

Workbench/shelving, and power and light.

**DIRECTIONS**

From the Agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road, bear right. Follow the road over the zebra crossing and continue for some 150yds and take the left turning onto Erw Goch. Follow the road up the hill and take the third turning on the left hand side, which extends into Bryn Rhydd. Continue past the large central green and follow the road to its furthest point whereupon the bungalow will be found immediately ahead.

**TENURE**

Understood 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.

**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 Mold Office 01352 751515.

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

DW/PMW