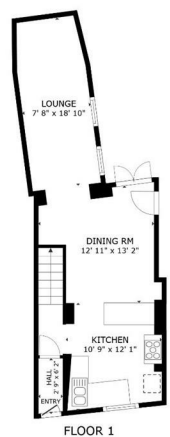


64 Borthyn, Ruthin, Denbighshire, LL15 1NU



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1 467 sq.ft. FLOOR 2 274 sq.ft. FLOOR 3 313 sq.ft. FLOOR 4 57 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 70 sq.ft.
TOTAL: 1,111 sq.ft.



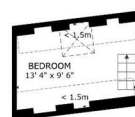
FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1 467 sq.ft. FLOOR 2 274 sq.ft. FLOOR 3 313 sq.ft. FLOOR 4 57 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 70 sq.ft.
TOTAL: 1,111 sq.ft.



FLOOR 3

GROSS INTERNAL AREA:
FLOOR 1 467 sq.ft. FLOOR 2 274 sq.ft. FLOOR 3 313 sq.ft. FLOOR 4 57 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 70 sq.ft.
TOTAL: 1,111 sq.ft.



FLOOR 4

GROSS INTERNAL AREA:
FLOOR 1 467 sq.ft. FLOOR 2 274 sq.ft. FLOOR 3 313 sq.ft. FLOOR 4 57 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 70 sq.ft.
TOTAL: 1,111 sq.ft.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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www.cavendishproperties.co.uk



64 Borthyn

Ruthin, Denbighshire
LL15 1NU

Offers Over

£200,000

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 BEAUTIFULLY MODERNISED AND REFURBISHED 3/4 BEDROOM, 3 STOREY MID-TERRACED TOWNHOUSE WITH A LONG, PRIVATE AND LANDSCAPED GARDEN TO REAR STANDING IN A PROMINENT POSTION ABOUT 0.5 MILE FROM THE TOWN CENTRE.

This truly delightful home has benefitted from an imaginative and thoughtful program of refurbishment to a high specification which has to be viewed to be appreciated. It has an enclosed hall opening to the inner lobby, bespoke kitchen with range cooker and solid slate working surfaces and windowsills, an adjoining living/dining area with modern french doors to the patio and gardens, and a lovely lounge.

To the first floor with glass and hardwood balustrade is a large main bedroom and luxury shower room and laundry.

The second floor is quite unique with fold-away bi-fold doors opening and closing to create two bedrooms or an open area as required, presently a large bespoke home office with all furnishings remaining, and a modern space-saver staircase rising to a double loft bedroom with Velux and far reaching views across town to the Clwydian Hills.

Delightful garden with patio, screen fencing, informal lawns and sitting areas.

INSPECTION HIGHLY RECOMMENDED



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 HALLWAY**

Modern dark blue and white composite double glazed door leading to an enclosed hallway with tiled floor. Hardwood glazed and panelled door leading to an inner lobby.

INNER LOBBY

Staircase rising off, glass and hardwood balustrade, radiator.

KITCHEN

3.68m x 3.28m (12'1 x 10'9)



Fitted with a contemporary range of base and wall mounted cupboards and drawers with solid slate working surfaces to include an inset and shaped one and half bowl sink with drainer and mixer tap, space for range cooker with tiled surround and glass and stainless steel extractor hood above, range of fitted cupboards to include space for upright fridge/freezer, tiled flooring to match hallway and adjoining dining area.

**DINING AREA/LOUNGE**

4.01m x 3.94m (13'2 x 12'11)



The dining/lounge area is an attractive room with double glazed Georgian style windows with slate sills opening to the long and delightful rear garden. To the understairs area are a range of pull out bespoke cupboards providing hanging rails and shelving units, TV point, further fitted cupboard with a modern Worcester gas fired combination boiler providing heating and hot water. Wall mounted vertical column radiator.

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



DIRECTIONS

From the Agent's Ruthin Office proceed across The Square and down Clwyd Street. On reaching the junction with Mwrog Street bear right and immediately left onto Borthyn. Continue beyond the pelican crossing for some 200 yards and the property will be found on the right opposite the Morrisons Local store.

AGENTS NOTES

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

TENURE

Believed to be freehold.

COUNCIL TAX

Denbighshire - 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

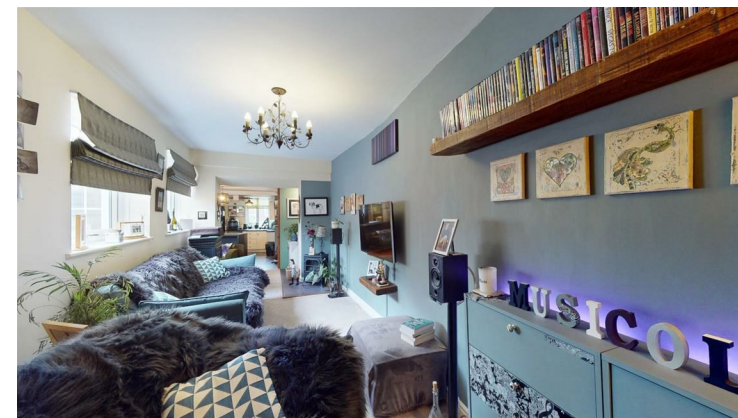


LOUNGE

5.74m x 2.34m (18'10 x 7'8)



A very attractive room with two double glazed windows, TV point, panelled radiator.



FIRST FLOOR LANDING

Double glazed window with views along the garden and across town towards the Clwydian Hills. Glass and hardwood balustrade which extends into the staircase leading to the second floor.

BEDROOM ONE

3.96m x 3.58m (13' x 11'9)



Georgian style double glazed window to front, panelled radiator.



SHOWER ROOM

2.87m x 2.34m (9'5 x 7'8)



Modern suite comprising a large floor level shower tray with glazed screens and high output multi point shower unit with

side jets and monsoon style head above, attractive riven stone effect tiling, large vanity with round bowl and low level WC, built in cabinet with shelving, further walk in laundry with slatted shelving and void and plumbing for washing machine and space above for tumble dryer.



SECOND FLOOR LANDING

BEDROOM TWO

4.24m x 4.04m (13'11 x 13'3)



Presently used as a home office, it is a very attractive room with a vaulted ceiling, Georgian style double glazed window to front and panelled radiator. The room has been fitted with a bespoke range of office furniture to include the two desks, fitted book shelves and display shelving and a further corner fitted cabinet with shelving. Large double door storage cupboard.

There are bi fold doors which can be opened to sub-divide the room and enclose the adjoining bedroom three.



BEDROOM THREE

4.04m x 3.33m max (13'3 x 10'11 max)



Door access off the landing. Fitted with a range of fitted wardrobes with hanging rails and an drop down integrated bed. Two double glazed windows with far reaching views across town towards the Clwydian Hills, panelled radiator.



LOFT ROOM

4.06m x 2.90m (13'4 x 9'6)



Approached over the space saver staircase it is a unique room with vaulted ceiling with large Velux double glazed roof light affording views towards the Clwydian Hills.



OUTSIDE



To the rear of the house is a block paved patio and timber framed and panelled garden store. Beyond, the garden extends for some distance and provides a very spacious and private garden with screen fencing to three sides with two lawned areas with central stone pathway, decorative rose arch together with established flower and shrub borders and a further Astroturfed area with planters.

