

121 Bro Deg, Ruthin, Denbighshire, LL15 1XY

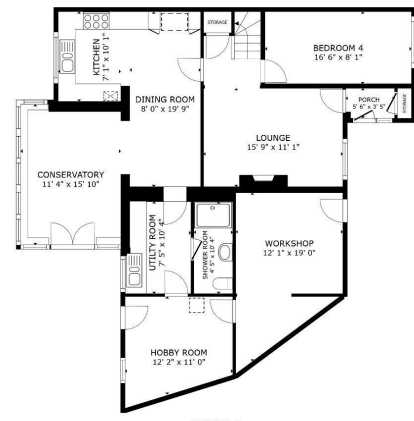
**Cavendish**  
ESTATE AGENTS

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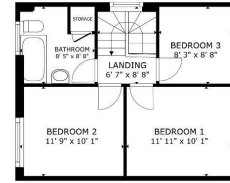
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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 1,331 sq.ft. FLOOR 2 457 sq.ft.  
TOTAL: 1,788 sq.ft.

Matterport



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 1,331 sq.ft. FLOOR 2 457 sq.ft.  
TOTAL: 1,788 sq.ft.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
(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			
England & Wales		EU Directive 2002/91/EC	

**121 Bro Deg**  
Ruthin, Denbighshire,  
LL15 1XY

Offers Around  
**£300,000**

AN EXTENDED 4 BEDROOM DETACHED HOUSE WITH LARGE CONSERVATORY AND KITCHEN EXTENSION, LOCATED IN A CORNER PLOT TO THE ENTRANCE OF THIS POPULAR RESIDENTIAL AREA.

The accommodation affords enclosed porch, lounge, extended L-shaped kitchen/dining room, large modern conservatory, bedroom 4, shower room and w.c. utility room, a very useful work room and large workshop/stores. First floor landing, 3 bedrooms and bathroom.

Parking for 2 cars to front and an enclosed garden to rear with gated entrance used for additional parking.

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.

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**LOCATION**

The medieval 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 PORCH**

1.68m c 1.04m (5'6" c 3'5")

UPVC double glazed front door with matching full depth double glazed panel to one side leading into porch, fitted cupboard with shelving, wood grain effect flooring which extends into the adjoining lounge. Glazed door leading to lounge.

**LOUNGE**

4.80m x 3.38m plus stairwell (15'9" x 11'1" plus stairwell)



Double glazed window to front, travertine tiled hearth with void, TV point, turned staircase rising off with enclosed understairs cupboard, panelled radiator.

**EXTENDED KITCHEN, DINING AND FAMILY ROOM**

dining room 6.02m max x 2.44m, kitchen 3.07m x 2.1 (dining room 19'9" max x 8', kitchen 10'1" x 7'1")



A large and adaptable room which has benefited from refurbishment with a modern range of base and wall mounted cupboards and drawers with a light cream tone finish to door and drawer fronts with contrasting wood grain effect working surfaces to include an inset one and half bowl sink with mixer tap and drainer, space for slot in range cooker with gas point and extractor hood and light above, fitted cabinets with pantry unit and void for American style fridge/freezer with water point, void and plumbing for dishwasher, pan drawers, tiled splashback, double glazed window overlooking the rear garden, ceiling downlighters. To the dining area is a square opening to a large and modern conservatory, panelled radiator to dining area.

**CONSERVATORY**

4.83m x 3.45m (15'10" x 11'4")



Designed to take full advantage of the private aspect over the rear west facing garden, it has double glazed windows, pitched glazed and self cleaning glass roof together with twin doors leading out and panelled radiator.

**UTILITY ROOM**

3.15m x 2.26m (10'4" x 7'5")

Fitted base and wall units with open shelving, worktop, inset one and half bowl sink and void and plumbing for washing machine and space for tumble dryer, double glazed window, slate effect tile floor, panelled radiator.

**SHOWER ROOM**

3.15m x 1.35m (10'4" x 4'5")

Designed as a wet room with tiled area to one side with high output shower over, pedestal wash basin and WC, fully tiled walls, slate effect tile flooring.

**HOME OFFICE/WORK ROOM**

3.71m x 3.35m average (12'2" x 11' average)

A useful addition to the house, of timber

frame construction lined internally, it has a double glazed window and a wide panelled door leading to the rear garden. Glazed door leading to workshop.

**WORKSHOP**

5.79m max x 3.68m max (19' max x 12'1" max)

A very useful enclosure to the front left hand side of the house with panelled door opening to the driveway.

**BEDROOM FOUR**

Located off the lounge, a very useful and adaptable room with double glazed window to front, meter cupboard, panelled radiator.

**FIRST FLOOR LANDING****BEDROOM ONE**

3.63m x 3.07m (11'11" x 10'1")



Double glazed window to front, out built fitted wardrobes with locker storage cupboards over, panelled radiator.

**BEDROOM TWO**

3.58m x 3.07m (11'9" x 10'1")

Double glazed window to rear, panelled radiator.

**BEDROOM THREE**

2.64m x 2.51m (8'8" x 8'3")



Double glazed window to front, panelled radiator.

**BATHROOM**

2.64m x 2.57m (8'8" x 8'5")



White suite comprising pine panelled bath, pedestal wash basin and WC, louvre door airing cupboard with slatted shelving.

**OUTSIDE**

The property is approached over a wide tarmac driveway providing space for parking two cars. To the rear is an enclosed and quite private garden being mainly lawned with screen fencing and timber panel fencing opening to provide a rear driveway with space for caravan or boat.

**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 pelican crossing for 150yds and take the left turning into Erw Goch. Follow the road up the hill, taking the first right into Maes Cantaba and thereafter on reaching the T junction bear left into Bro Deg. The property is on the left.

**AGENTS NOTES**

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

**TENURE**

Freehold.

**COUNCIL TAX**

Denbighshire County Council - Tax Band D

**MATERIAL INFORMATION**

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.

**AML****AML - ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**VIEWING**

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

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

HE/PMW