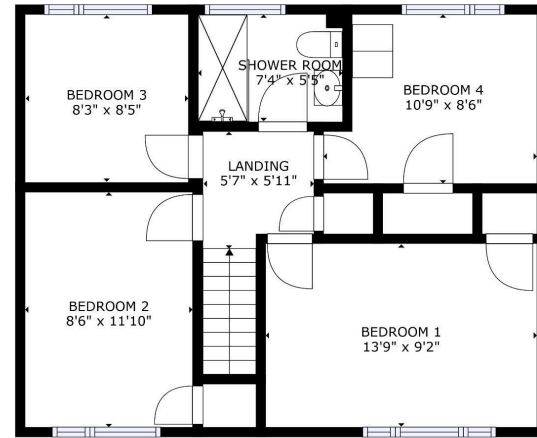


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 709 sq. ft. FLOOR 2: 539 sq. ft.
EXCLUDED AREAS: GARAGE: 153 sq. ft.
TOTAL: 1247 sq. ft.
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 709 sq. ft. FLOOR 2: 539 sq. ft.
EXCLUDED AREAS: GARAGE: 153 sq. ft.
TOTAL: 1247 sq. ft.
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		60	
(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		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

38 Erw Goch
Ruthin, Denbighshire,
LL15 1RR

Price
£325,000

An extended 4 bedroom detached house standing in a slightly elevated position in a private corner plot to the head of an established cul-de-sac and far reaching westerly views across town to The Castle and St. Peters Church.

In need of some modernisation and refurbishment it affords an entrance porch with cloaks & w.c, Lounge with adjoining dining room, large day lounge extension, kitchen/breakfast room. First floor landing, 4 bedrooms and shower room. Gas heating & Integral garage. Wide block paved drive and parking area. Enclosed and private lawn garden to one side and 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.



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**

uPVC and double glazed door leading to Hall.

HALL

Woodgrain-effect floor covering, panel radiator.

CLOAKROOM

Corner wash basin and WC, part tiled walls, high-level double glazed window, panel radiator.

LOUNGE

5.18m x 4.01m (17' x 13'2)



An attractive room with a wide double glazed window to front with views along the cul-de-sac towards wooded countryside, feature stone fireplace and hearth. Open tread staircase rising off with ornate wrought iron balustrade, TV point, panel radiator. Square archway to Dining Room.

DINING ROOM

2.84m x 2.59m (9'4 x 8'6)



Double glazed window overlooking the rear garden, panel radiator.

DAY LOUNGE/DINING ROOM

6.35m x 3.10m (20'10 x 10'2)



A large single storey extension to the right-hand side of the house with a high vaulted ceiling, it is well lit with two double glazed windows and double glazed patio doors opening to the garden, tiled floor, wall light points and two panelled radiators.

**KITCHEN/BREAKFAST ROOM**

4.88m x 2.59m (16' 8'6)



Fitted with a range of base and wall mounted cupboards and drawers with a light woodgrain-effect finish to door and drawer fronts and contrasting stone-effect working surfaces to include a peninsular breakfast bar. Inset single drainer sink, void and plumbing for washing machine, space for fridge and dishwasher and slot-in gas cooker point. Tiled splashbacks, two double glazed windows and double glazed door leading to side.

**FIRST FLOOR LANDING**

Access to roof void with pull down ladder, airing cupboard with slatted shelving and radiator.

BEDROOM ONE

4.19m x 2.79m (13'9 x 9'2)



Wide double glazed window with far reaching views across town towards the castle, the spire of St. Peter's Church and rolling countryside beyond. Fitted wardrobe with hanging rail, radiator.

BEDROOM TWO

3.61m x 2.59m (11'10 x 8'6)



Double glazed window with far reaching views over town, fitted cupboard, radiator.

BEDROOM THREE

2.57m x 2.51m (8'5 x 8'3)



Double glazed window to rear, panel radiator.

BEDROOM FOUR

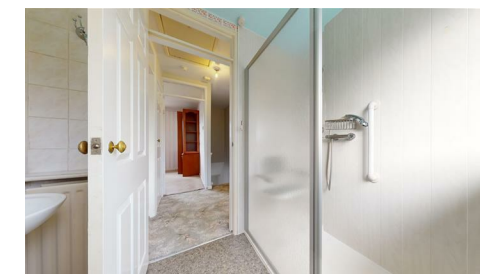
3.28m x 2.59m (10'9 x 8'6)



Built-in wardrobe, double glazed window to rear, panel radiator.

SHOWER ROOM

2.24m x 1.65m (7'4 x 5'5)



White suite comprising floor level tray with high output shower, pedestal wash basin and WC. Part tiled walls, double glazed window and radiator.

OUTSIDE

The property stands in a slightly elevated position to a corner plot at the head of the cul-de-sac. It benefits from a wide brick paved drive leading in providing ample parking for three cars together with a turning area and access to the integral garage.

GARAGE

5.77m x 2.46m (18'11 x 8'1)

Electric up and over door leading in, electric lights and power installed, useful mezzanine storage area and a Worcester gas fired combination boiler providing heating and hot water. Personal door to side.

GARDENS

The gardens are mainly to the rear and provide a large and private garden being screened by mature conifer and laurel hedging in the main. Mature tree, timber framed and panelled garden shed.

DIRECTIONS

From the Agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right. Continue over the pelican crossing and after some 100 yards turn left into Erw Goch. Follow the road and take the third left into a cul-de-sac and the property at the head of the cul-de-sac.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band E

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/SC