

37 Stryd Yr Wylan, Ruthin, Denbighshire, LL15 1QJ

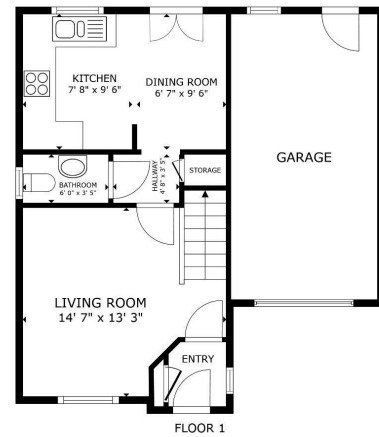
**Cavendish**  
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

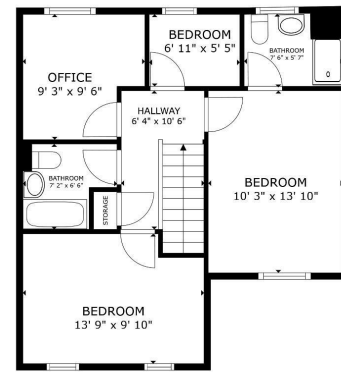
Email: ruthin.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



GROSS INTERNAL AREA  
FLOOR 1: 209 sq ft. FLOOR 2: 273 sq ft.  
EXCLUDED AREAS: GARAGE: 206 sq ft.  
TOTAL: 488 sq ft.

Matterport



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 209 sq ft. FLOOR 2: 273 sq ft.  
EXCLUDED AREAS: GARAGE: 206 sq ft.  
TOTAL: 488 sq ft.

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	92
(81-91) B	81
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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

**37 Stryd Yr Wylan**  
Ruthin, Denbighshire  
LL15 1QJ

**Price**  
**£290,000**

A HIGHLY APPOINTED 3 BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE, DRIVE FOR 2 CARS, ELECTRIC CAR CHARGING POINT AND LARGE LANDSCAPED GARDENS TO REAR, LOCATED IN AN ENVIABLE POSITION WITH OPEN SOUTHERLY ASPECT OVERLOOKING THE TOWN'S CRICKET AND FOOTBALL PITCHES AND TOWN CENTRE.

Standing on the periphery of this popular development with walkways to the nearby primary schools and town centre it affords entrance hall, lounge, cloaks and store, luxury fitted kitchen/dining room with french windows to garden, first floor landing, large main bedroom with en-suite, 3 bedrooms and bathroom. gas ch. large integral garage.

Large private and landscaped garden 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.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



## LOCATION

The medieval 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.

Stryd Y Wylan stands on the periphery of Glasdir and benefits from a splendid aspect towards the town centre overlooking the adjoining cricket pitch and football fields of Ruthin club. There are pathways to the town centre and nearby primary schools.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Composite and glazed door leading to entrance hall.

### ENTRANCE HALL

Double glazed window to side with blind, panelled radiator.

### LOUNGE

4.45m x 4.04m (14'7" x 13'3")



An attractive room with double glazed window to front affording a pleasing southerly aspect across the cul de sac, Ruthin cricket and football club playing fields and beyond the spire of St Peters church to the centre of Ruthin. TV point, panelled radiator, staircase rising off.



### INNER LOBBY

Enclosed cupboard.

### CLOAKROOM



Pedestal wash basin with tiled splash, low level WC, wood grain effect floor covering, extractor fan, double glazed window, radiator.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the second exit onto the inner ring road. Continue to the roundabout and turn left into Stryd y Wennol and continue for some 350yds and bear right and thereafter left in to Stryd Yr Wylan, the newest part of the development, and follow the road to its farthest point adjoining the cricket and football fields and bear right.

not to scale.

HE/PMW

**COUNCIL TAX****TENURE**

Believed to be Freehold.

**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.

**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.

**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.

**VIEWING**

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

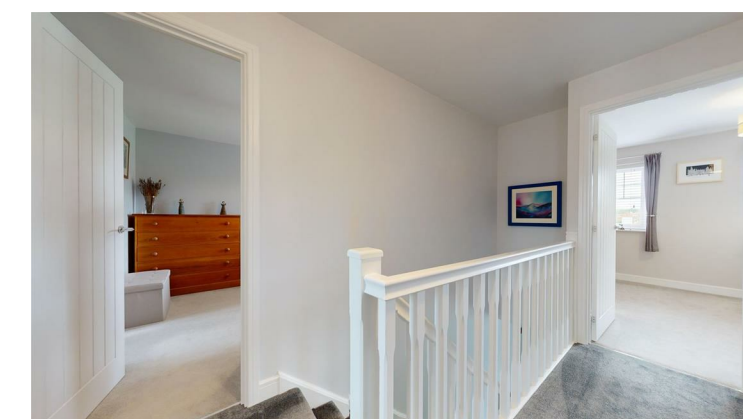
FLOOR PLANS - included for identification purposes only,

**KITCHEN/DINING ROOM**

4.34m x 2.90m (14'3" x 9'6")



Fitted with a modern range of base and wall mounted cupboards and drawers with light grey tone finish to door and drawer fronts and contrasting wood grain effect working surfaces to include upstands. It includes an inset four ring AEG gas hob with glass upstand and concealed extractor hood and light above, built in fridge/freezer and AEG double oven, integrated dishwasher, fitted cabinet concealing the gas fired combination boiler providing heating and hot water, wood grain effect floor covering, double glazed window with blind. To the dining area are double glazed French doors with integrated blinds opening to the rear garden and contemporary pipe radiator.

**FIRST FLOOR LANDING**

Fitted airing cupboard with shelving.

**BEDROOM ONE**

4.22m x 3.12m (13'10" x 10'3")



Double glazed window to front with blinds and pleasing southerly views towards the centre of Ruthin, panelled radiator.





**BEDROOM TWO**  
4.19m x 3.00m (13'9" x 9'10")



Two double glazed windows to front both with southerly views across the playing fields towards the centre of Ruthin, panelled radiator.



**BEDROOM THREE**  
2.82m x 2.90m (9'3" x 9'6")



Double glazed window to rear, panelled radiator.

**STUDY**  
2.11m x 1.65m (6'11" x 5'5")



Double glazed window to rear, panelled radiator.

**BATHROOM**  
2.18m x 1.98m max (7'2" x 6'6" max)



White suite comprising panelled bath with thermostatic shower valve over, pedestal wash basin and WC, attractive wall tiling to the shower area with half height tiling to the remainder, double glazed window with blind, extractor fan, wood grain effect floor finish, radiator.

**OUTSIDE**



The property is approached over a wide tarmac driveway providing space for parking two cars together with a 7kw electric charging point.

**GARAGE**  
6.05m x 2.84m (19'10" x 9'4")

Electric up and over door to front, light and power installed, personal door to rear.

**FRONT GARDEN**

To the front is an open plan lawned garden with gated access to the right hand gable leading to the rear.

**REAR GARDEN**



The rear garden is a particular feature of the house and provides a large and private garden with screen fencing to three sides together with a timber framed and panelled garden shed, lawns, attractive and well stocked flower and shrub borders.