

6 Rhos Street, Ruthin, LL15 1DY

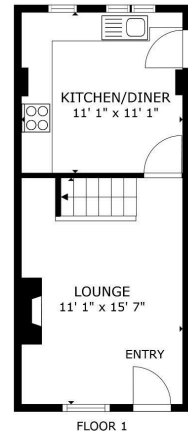
Cavendish
ESTATE AGENTS

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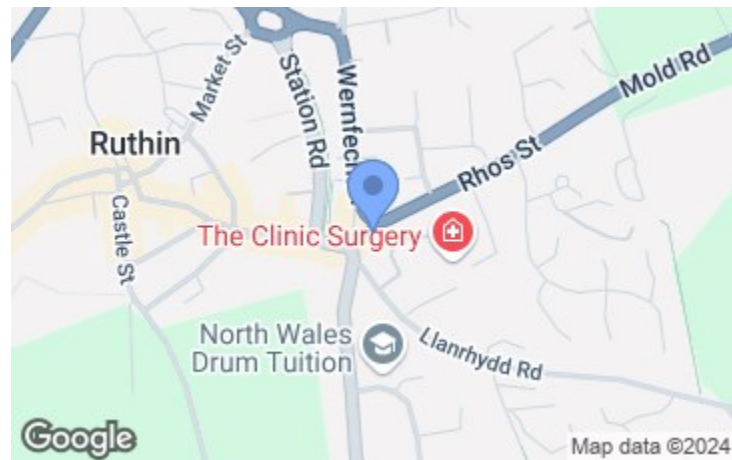
GROSS INTERNAL AREA
FLOOR 1 300 sq.ft. FLOOR 2 323 sq.ft.
TOTAL 623 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ALL DIM. ARE APT.

Matterport



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(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	87
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Offers Around
£114,000

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 mid terraced house benefiting from double glazing, gas central heating and much larger than average lawned gardens to rear, located to this established and popular residential area only a short distance from the town centre.

This attractive terraced house is ideal for a first time buyer or investor and provides lounge with feature chimney breast and laminated floor, fitted kitchen / dining room with aspect over the rear garden; first floor landing, two bedrooms and bathroom.

Domestic area to rear with brick built store shed and a long, mainly lawned, garden beyond.



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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**

UPVC double glazed door leading to lounge.

LOUNGE

4.75m x 3.38m (15'7" x 11'1")



Feature out built brick chimney breast with raised hearth (no flue), double glazed window to front, staircase rising off, wood laminate flooring, panelled radiator.

**KITCHEN/DINING ROOM**

3.38m x 3.38m (11'1" x 11'1")



Fitted with a modern range of base and wall mounted cupboards and drawers with wood grain finish to door and drawer fronts and contrasting stone effect working surfaces to include an inset single drainer sink, space for slot in electric cooker, void and plumbing for washing machine, tiled floor, radiator. Wall mounted gas fired combination boiler providing heating and hot water, two double glazed windows, double glazed door to side.

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

4.42m x 2.87m (14'6" x 9'5")



A spacious double room to the front of the house with double glazed window, walk in wardrobe and panelled radiator.

BEDROOM TWO

2.77m x 2.21m (9'1" x 7'3")



Double glazed window with a pleasing aspect over the south facing rear garden, partially vaulted ceiling, panelled radiator.

BATHROOM

2.08m x 1.96m (6'10" x 6'5")



White suite comprising panelled bath with electric shower over, pedestal wash basin and WC, part tiled walls, double glazed window, radiator.

OUTSIDE

To the rear is an enclosed and long rear garden enjoying a predominately southerly aspect. There is a domestic area immediately adjoining the house together with store shed with steps leading up to a long lawned garden area.

**DIRECTIONS**

From the agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear directly ahead and after some 75yds turn left onto Rhos Street. The property will be found after a short distance on the right hand side.

COUNCIL TAX

Denbighshire County Council - Tax Band A

TENURE

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.

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 Ruthin office 01824 703030.

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

HE/PMW