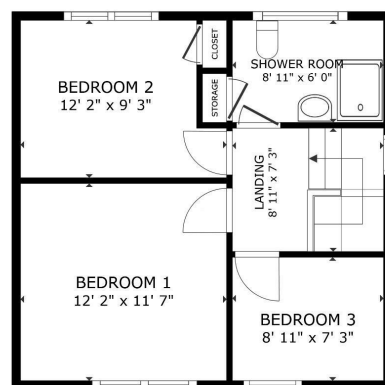


FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 175 sq.ft., FLOOR 2 456 sq.ft.  
TOTAL 631 sq.ft.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 175 sq.ft., FLOOR 2 456 sq.ft.  
TOTAL 631 sq.ft.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	82
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

**Garreg Lwyd, 2 Tyn Y Parc**  
Ruthin, Denbighshire,  
LL15 1LH

**Offers Around**  
**£250,000**

A SPACIOUS 4 BEDROOM SEMI-DETACHED HOUSE WITH TWO RECEPTION ROOMS AND GROUND FLOOR BEDROOM WITH EN-SUITE, IDEAL FOR A DEPENDENT RELATIVE, TOGETHER WITH GOOD SIZED GARDEN TO REAR AND ONE SIDE, LOCATED TO THE LOWER PART OF TYN Y PARC CLOSE TO BORTHYN SCHOOL AND LOCAL SHOP.

It affords an entrance porch, central hall, through lounge, separate dining room, fitted kitchen and side porch/utility. bedroom with en-suite shower room. First floor landing, 3 bedrooms and shower room.

Parking for two cars with side lawn. Enclose and private garden to rear with patio and garden store.

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 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

Canopy entrance with UPVC double glazed door and matching panel leading to enclosed vestibule with heather brown tiled floor, single glazed and panelled door leading to reception hall.

### RECEPTION HALL

Turned staircase rising off with double glazed window to front, panelled radiator.

### THROUGH LOUNGE

6.55m x 3.84m (21'6 x 12'7)



A spacious and well lit room with wide double glazed windows to both front and rear elevations, coved ceiling, Adams style fireplace with marble insert and hearth and polished oak surround, fitted open coal effect Living Flame gas fire, TV point, two panelled radiators.



### DINING ROOM

3.33m x 2.74m (10'11 x 9')



Double glazed window overlooking the rear garden, enclosed understairs cupboard with shelving, panelled radiator.

### KITCHEN

3.63m x 3.20m (11'11 x 10'6)



Fitted with a modern range of fitted base and wall level cupboards and drawers with a wood grain effect finish to door and drawer fronts, contrasting stone effect working surfaces to include inset one and half bowl stainless steel sink unit with mixer tap and drainer, inset Neff stainless steel four ring gas hob with concealed convector hood and light above, integrated Neff double oven, void and plumbing for washing machine and space saver dishwasher, tiled splashback, double glazed window, tiled floor, panelled and glazed door leading to side porch.



### SIDE PORCH

2.64m x 1.22m (8'8 x 4')



Double glazed windows, matching door to garden, tiled floor, fitted wall cupboard, space for upright fridge/freezer.

### BEDROOM FOUR

3.71m x 3.53m (12'2 x 11'7)



Double glazed window to front, range of two double door fitted cupboards providing a combination of hanging rails and shelving, further cupboard housing a modern Worcester gas fired combination boiler providing heating and hot water. Wood grain effect floor finish, panelled radiator. Ceiling downlighters.

## EN SUITE SHOWER ROOM



White suite comprising large corner cubicle with bi fold screen and high output shower, pedestal wash basin and WC, fully tiled walls with decorative dado, tiled floor, double glazed window, extractor fan, chrome towel radiator.

## FIRST FLOOR LANDING

### BEDROOM ONE

3.71m x 3.53m (12'2 x 11'7)



Wide double glazed window to front, panelled radiator.

### BEDROOM TWO

3.71m x 2.82m (12'2 x 9'3)



Wide double glazed window to rear with aspect over the playing fields of Borthyn primary school, fitted wardrobe with two single door robes with locker storage cupboards over bed recess, fitted wardrobe with hanging rail and shelf, panelled radiator.

## BEDROOM THREE

2.72m x 2.21m (8'11 x 7'3)



Double glazed window to front, panelled radiator.

## SHOWER ROOM

2.72m x 1.83m (8'11 x 6')



Refurbished with white suite comprising large corner cubicle with glazed screen and electric shower, pedestal wash basin and WC, part tiled walls, double glazed window, fitted linen cupboard with shelving, radiator.

## OUTSIDE



To the front the property is bounded by a low level brick wall with wide driveway providing space for parking two cars. To either side are large lawned gardens with established flower and shrub borders in part. Screen fencing and wrought iron gate leads to an enclosed and quite private garden which is mainly to the eastern side of the house providing lawns with flagged patio, two garden store sheds and a further area of garden to rear with patio/domestic area and low maintenance gravelled borders.

## DIRECTIONS

From the agent's Ruthin office proceed down Clwyd Street and on reaching the junction with Meurog Street bear right and immediately left onto Denbigh Road. Continue for some 75yds and take the first left into Tyn Y Parc and continue for approximately 100 yds and the property will be found on the right hand side.

## TENURE

Freehold.

## COUNCIL TAX

Denbighshire County Council - 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 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