

63 Bro Deg, Ruthin, Denbighshire, LL15 1YQ



FLOOR 1
GROSS INTERNAL AREA
FLOOR 1 445 sq.ft. FLOOR 2 346 sq.ft.
TOTAL 791 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ALL DIMENSIONS ARE TO FACE

Matterport



FLOOR 2
GROSS INTERNAL AREA
FLOOR 1 445 sq.ft. FLOOR 2 346 sq.ft.
TOTAL 791 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ALL DIMENSIONS ARE TO FACE

Matterport



Energy Efficiency Rating	
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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
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

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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www.cavendishproperties.co.uk

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63 Bro Deg

Ruthin, Denbighshire,
LL15 1YQ

Price
£225,000

AN EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE WITH A LARGE CONTEMPORARY FITTED KITCHEN/DINING ROOM, WIDE DRIVE FOR TWO CARS TOGETHER WITH SIDE DRIVE TO A LARGE DETACHED GARAGE BEYOND, LOCATED IN THEIR ESTABLISHED RESIDENTIAL AREA ABOUT 1 MILE FROM TOWN.

Entrance hall, lounge, kitchen/dining room, first floor landing, 3 bedrooms and bathroom. Double glazed and gas heating, wide drive and side parking. Enclosed and private domestic are with lawn beyond.

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.

THE ACCOMMODATION
COMPRISES

FRONT ENTRANCE

Canopy entrance with UPVC and glazed door leading to entrance hall.

ENTRANCE HALL

Staircase rising off, oak flooring.

LOUNGE

5.31m x 3.43m (17'5" x 11'3")



A spacious room with a square bay window to front with double glazed windows, mock fireplace with Adams style surround, gas point for gas fire if required, TV point, oak grain effect floor finish, coved ceiling, panelled radiator.



EXTENDED KITCHEN/DINING
ROOM

5.66m max x 4.42m max (l shaped) (18'7" max x 14'6" max (l shaped))



A very spacious L shaped room recently refurbished with a modern and contemporary range of base and wall mounted cupboards and drawers finished in dark anthracite to the door and drawer fronts and contrasting white granite effect working surfaces to include an inset black sink with drainer and mixer tap, inset four ring electric hob with glass upstand and glass and steel extractor hood and light above, integrated microwave and oven, space for American style fridge/freezer, breakfast bar and storage with seating for two, two double glazed windows, attractive tiled splashbacks, downlighting to wall cupboards, ceiling downlighters. Double glazed door leading to side. Enclosed understairs cupboard. Built in washer/dryer and dishwasher.



FIRST FLOOR LANDING

BEDROOM ONE

3.99m x 2.51m (13'1" x 8'3")



Double glazed window to front, panelled radiator.

BEDROOM TWO

3.18m x 2.51m (10'5" x 8'3")



Double glazed window with aspect over the good size rear garden and beyond Bro Deg towards the Clwydian Hills, wood grain effect floor finish, panelled radiator.

BEDROOM THREE

2.90m including door recess x 1.80m (9'6" including door recess x 5'11")

Wood grain effect flooring, double glazed window, fitted bulkhead cupboard housing a modern gas fired combination boiler.

BATHROOM

1.80m x 1.73m (5'11" x 5'8")

White suite comprising panelled bath with shower screen and electric shower over, pedestal wash basin and low level WC, tiled walls and floor, panelled radiator.

OUTSIDE

To the front is a wide mainly tarmacadam driveway providing ample space for parking two cars together with gravelled area and access to the left hand elevation providing further parking.

REAR GARDEN



There is a gated entrance leading to the rear where there is a wide paved patio providing a secluded and sheltered area together with detached garage. Beyond there is a gravelled area which extends to a lawned area.

DETACHED GARAGE

5.49m x 3.05m (18' x 10')

Metal up and over door to front, personal door to side. electric light and power.

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 right into Bro Deg. The property will

be found after a short distance on the left hand side.

TENURE

Believed to be 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.

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, not to scale.

HE/PMW