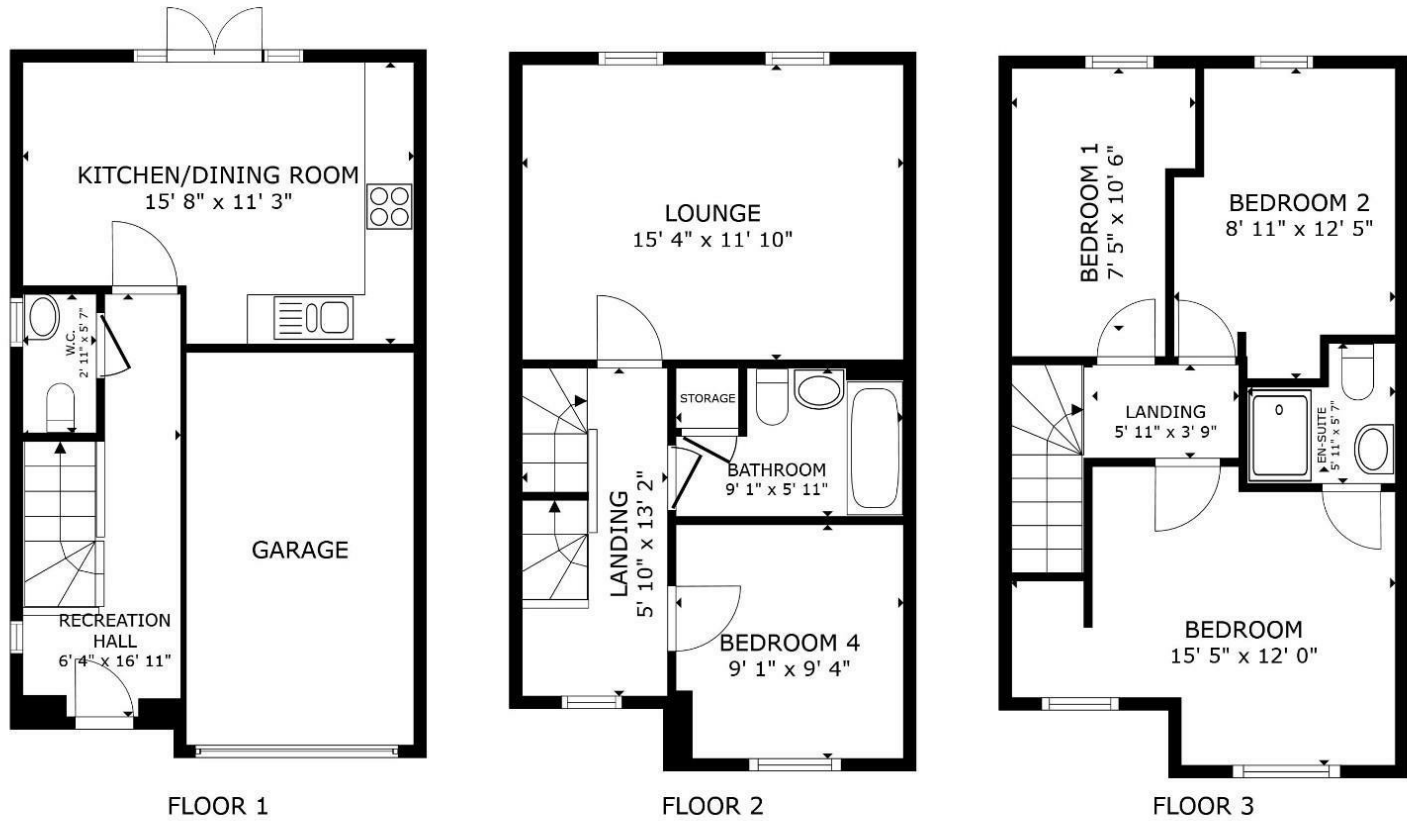
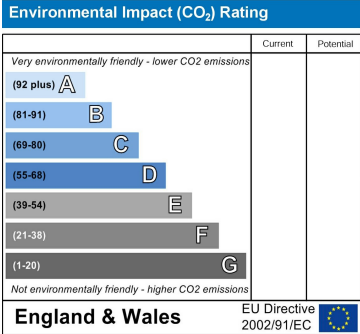
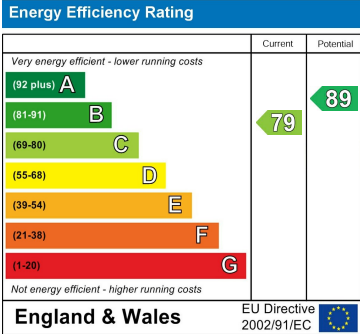
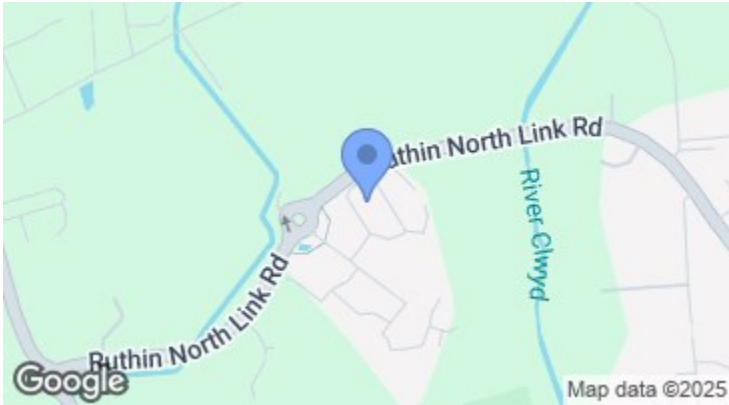


12 Stryd Y Barcud, Ruthin, Denbighshire, LL15 1QD



GROSS INTERNAL AREA  
FLOOR 1 278 sq.ft. FLOOR 2 409 sq.ft. FLOOR 3 411 sq.ft.  
EXCLUDED AREAS : GARAGE 144 sq.ft.  
TOTAL : 1,098 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport —



Cavendish

ESTATE AGENTS

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**12 Stryd Y Barcud**  
Ruthin, Denbighshire,  
LL15 1QD

**Price**  
**£245,000**

FREEHOLD 4 BEDROOM TOWNHOUSE - NO ONWARD CHAIN

A large four bedroom semi-detached three storey townhouse offering spacious and adaptable accommodation with enclosed and quite private garden to the rear, located on the periphery of this popular residential development with a semi-rural aspect.

Ideally placed for access to the new Glasdir primary schools and the town centre, this adaptable family home affords a large reception hall with modern cloakroom/wc, large fitted kitchen/breakfast room, first floor landing, large lounge, bedroom four and main bathroom, second floor landing, large main bedroom one with space for wardrobes, en suite shower room, and two further bedrooms. Double glazing and gas central heating. Wide driveway to the front for parking and access to integral garage. Enclosed and quite private garden to the 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

### FRONT ENTRANCE

Canopy entrance with a composite and wood grain effect double glazed door leading to a spacious entrance hall.

### ENTRANCE HALL



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

### CLOAKROOM

White suite comprising corner wash basin with tiled splash, double glazed window, low level WC, extractor fan and radiator.

### KITCHEN/DINING ROOM

4.78m x 3.43m (15'8 x 11'3)



Fitted with a modern range of base and wall mounted cupboards and drawers with

a wood grain finish to door and drawer fronts and contrasting stone effect working surfaces to include an inset one and half bowl stainless steel sink with mixer tap and drainer, inset four ring gas hob together with integrated oven, concealed convector hood above, cupboard housing a Logic Combi 35 boiler providing heating and hot water, integrated fridge, freezer, dishwasher, Logic washing machine, tiled splashback, stone effect floor finish. Double glazed French doors with panels to either side leading to an enclosed and quite private rear garden, panelled radiator.



### FIRST FLOOR LANDING

Double glazed window to front with radiator, staircase rising to second floor.

### LOUNGE

4.67m x 3.61m (15'4 x 11'10)



A spacious room to the rear of the house with two double glazed windows affording aspect over the development towards the Clwydian Hills, TV point, panelled radiator.



### BEDROOM FOUR

2.84m x 2.77m (9'4 x 9'1)



Double glazed window to front, panelled radiator.

### BATHROOM

2.77m x 1.80m (9'1 x 5'11)



White suite comprising panelled bath with grip handles, combination shower and tap unit, pedestal wash basin and WC, part tiled walls, fitted linen cupboard with shelf, extractor fan, panelled radiator.

### SECOND FLOOR LANDING



Radiator.

### BEDROOM ONE

4.70m x 3.66m (15'5 x 12')



A spacious room to the front of the house with two double glazed windows affording views across the development towards the tower of Llan ??? church and wooded countryside beyond, fitted recess providing an open fronted wardrobe with two hanging rails, panelled radiator.

### EN SUITE SHOWER ROOM



White suite comprising walk in cubicle with glazed screen and electric shower, tiled surround, pedestal wash basin with tiled splash, extractor fan, low level WC, panelled radiator.

### BEDROOM TWO

3.78m x 2.72m (12'5 x 8'11)



Double glazed window to rear, panelled radiator.

### BEDROOM THREE

3.20m x 2.26m (10'6 x 7'5)

Double glazed window to rear, panelled radiator.

### OUTSIDE

Open plan to front with tarmacadam driveway providing space for parking and access to the integral garage. Lawned garden adjoining with enclosed pathway leading to the gable elevation and the rear garden

### INTEGRAL GARAGE

4.90m x 2.67m (16'1" x 8'9")

Metal up and over door, electric light and power installed.

### REAR GARDEN



The rear garden is a private setting with screen fencing. It is mainly lawned with a number of established shrubs and a timber panelled garden shed.

### DIRECTIONS

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the second exit adjoining Tesco onto the ring road. Continue for approximately half a mile and on reaching the roundabout turn left into the Glasdir development. Continue for some 70yds and take the first left. After a further 50yds bear left into Stryd y Barcud. The property will be found after a short distance on the right hand side.

### COUNCIL TAX

Denbighshire County Council - Tax Band E

### 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, not to scale.

HE/PMW