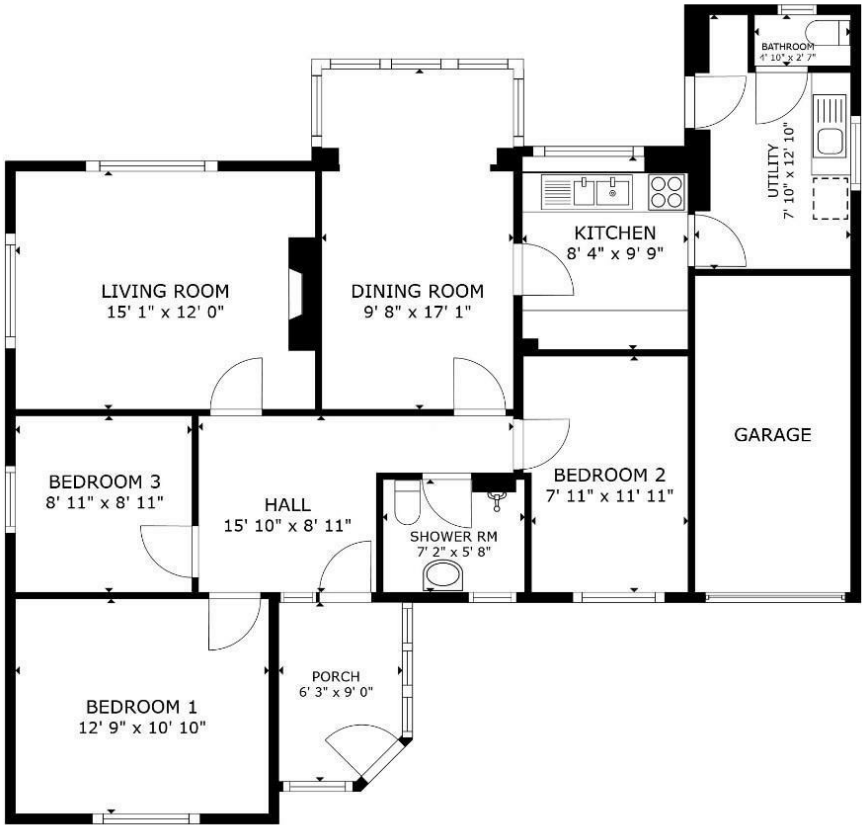


Charnwood Bryn Glas, Ruthin, Denbighshire, LL15 1RA



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,087 sq.ft.  
EXCLUDED AREAS : GARAGE 125 sq.ft.  
TOTAL : 1,087 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	



## Charnwood Bryn Glas

Ruthin, Denbighshire  
LL15 1RA

## Price

£335,000

DECEPTIVELY SPACIOUS, MODERNISED AND REFURBISHED THREE BEDROOM DETACHED BUNGALOW WITH INTEGRAL GARAGE STANDING WITHIN LARGE GARDENS TO THIS HIGHLY REGARDED CUL-DE-SAC JUST OFF LLANRHYDD STREET, ABOUT 0.5 MILE FROM THE TOWN CENTRE.

This attractive traditional style bungalow stands within well maintained gardens near to the head of the cul-de-sac. It affords a modern outbuilt enclosed entrance porch opening to a central hall, spacious lounge with pleasing southerly aspect over the rear garden and feature brick fireplace, extended dining room with a deep square bay overlooking the garden, modern fitted kitchen and large utility room with cloakroom and WC. Three bedrooms and modern shower room with WC, gas central heating and double glazed. Guest entrance providing ample space for parking and integral garage, well maintained lawned gardens with timber framed garden shed. Inspection highly recommended.

## LOCATION

The medieval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is 11.5 miles and Chester is 24 miles away with good road links, providing access for those wishing to commute to the motorway network.

## THE ACCOMMODATION COMPRISES

Steps leading up to a large enclosed uPVC double glazed porch with uPVC windows and door leading in.

## PORCH



Ceramic tiled floor and a Georgian style glazed window leading to a central reception hall.

## RECEPTION HALL



Access to roof void with a pull down ladder and part boarded, electric light installed. Panelled radiator.

## LOUNGE

4.60m x 3.66m (15'1 x 12')



An attractive and well lit room with large picture window overlooking the south westerly facing rear garden together with a further double glazed window to gable, feature brick fireplace and heather brown topped tiled hearth with a coal-effect Living Flame gas fire, TV point, picture rail and double panelled radiator.



## TENURE

Believed to be freehold.

## COUNCIL TAX

Denbighshire County Council - Tax Band F

## 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/SC

## DINING ROOM/DAY ROOM

5.21m x 2.95m (17'1 x 9'8)



An extended and versatile room with a full depth double glazed square bay extending out and overlooking the rear garden, picture rail, attractive stone-effect ceramic tiled flooring and panelled radiator.



## KITCHEN

2.97m x 2.54m (9'9 x 8'4)



Fitted with a modern range of base and wall mounted cupboards and drawers with a light toned finish to door and drawer fronts, contrasting stone-effect working surfaces to include inset one and a half bowl stainless steel sink with mixer tap and drainer, an inset four ring electric hob with stainless steel extractor hood and light above, integrated Stoves oven, space for fridge, tiled splashback, ceramic tiled floor, double glazed window with a westerly aspect and panelled radiator.



### UTILITY ROOM

3.91m x 2.39m (12'10 x 7'10)



Fitted base and wall units with roll edge working surface to include an inset single drainer sink, void and plumbing for washing machine, attractive tiled splashback, stone-effect ceramic tiled flooring, panelled radiator and door opening to the rear garden.

### CLOAKROOM

Low level WC with extractor fan.

### BEDROOM ONE

3.89m x 3.30m (12'9 x 10'10)



Double glazed window to front with vertical blinds, coved ceiling, panelled radiator.

### BEDROOM TWO

3.63m x 2.41m (11'11 x 7'11)



Double glazed window to side, coved ceiling, panelled radiator.

### BEDROOM THREE

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



Double glazed window to front with vertical blinds, coved ceiling and panelled radiator.

### SHOWER ROOM

2.18m x 1.73m (7'2 x 5'8)



White suite comprising corner cubicle with glazed screen and shower, pedestal wash basin and WC. Part lined walls to a stone-effect finish with ceramic tiling in part, double glazed window and a white enamelled towel radiator.

### OUTSIDE

The property stands in this noted residential cul-de-sac located a short distance from Llanrhydd Street. It is bounded by the front by a low-level wall with splayed entrance and decorative wrought iron gate leading to a concrete driveway providing space for parking and thereafter access to integral garage.

### INTEGRAL GARAGE

4.88m x 2.44m (16' x 8')

With metal up and over door in, electric light and power installed, modern Worcester gas fired combination boiler providing heating and hot water and double glazed window to side.

### FRONT GARDEN

The front garden is mainly lawned with established and well stocked flower shrub borders together with natural stone flagged pathways and slated area. There is access to either side leading to the rear garden.

### REAR GARDEN



The rear garden is a particular feature of note as it enjoys a predominantly southerly aspect providing a large lawn bounded by established flower and shrub borders together with a cherry tree, a raised flagged patio area and pathway leading down to a small soft fruit garden area and large timber panelled garden shed.



### DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching Station Road bear right and follow the road to the pedestrian crossing and thereafter fork left onto Llanrhydd Street. Continue for some 300m and take the right turning onto Bryn Glas and the bungalow is on the right.