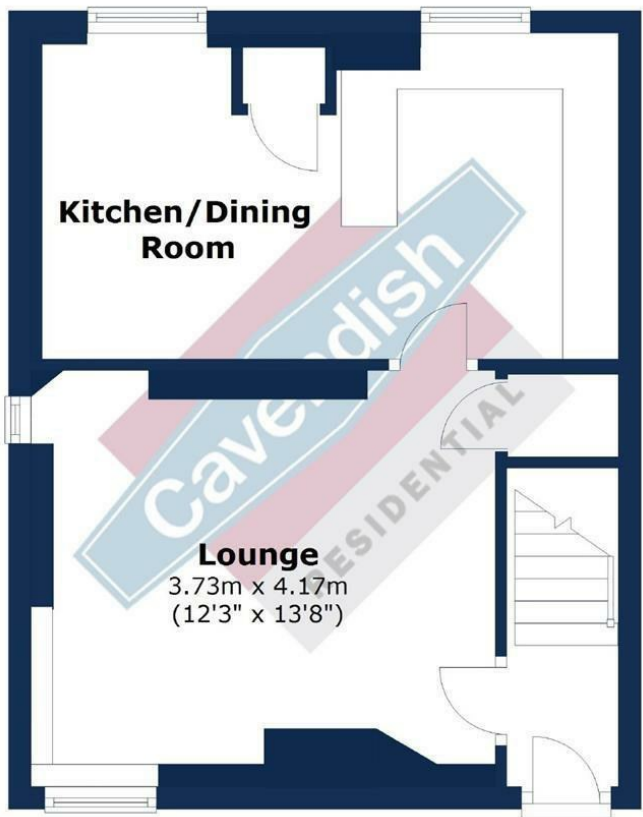


7. Felindre Mill Street, Ruthin, Denbighshire, LL15 1HL

Ground Floor



First Floor



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.



www.cavendishproperties.co.uk

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www.cavendishproperties.co.uk



7. Felindre Mill Street

Ruthin, Denbighshire,  
LL15 1HL

Price  
£165,000

A three bedroom end-terraced town house of character and charm with garden and parking, forming part of this historic building converted to provide a range of apartments and town houses.

Conveniently located near to Cae Ddol Parc and about 0.25 mile from the town centre. Recently refurbished to provide a highly appointed home with deceptively spacious accommodation arranged over two floors it affords entrance hall, attractive lounge with original feature sandstone window, large and modern fitted kitchen/dining room with extensive range of units and built-in appliances, first floor landing, three good sized bedrooms (two double) and new luxury bathroom with shower cubicle and contemporary bath. Modern double glazing and gas heating. To the front is an enclosed lawned garden. Dedicated parking nearby.



## LOCATION

The property forms part of this imposing Grade II Listed building which occupies a convenient position a short distance from the lower part of Clwyd Street near to a range of local shops and amenities and close to the popular Cae Ddol park with duck pond and popular footpath leading along the River Clwyd. The town provides a wide range of facilities catering for most daily requirements together with primary and secondary schools.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Part glazed wood panelled door leading to entrance hall.

### ENTRANCE HALL

Laminate wood effect flooring, double panelled radiator, staircase to the first floor. Oak panelled door leading to lounge.

### LOUNGE

4.17m x 3.71m (13'8" x 12'2")



An attractive room with double glazed leaded effect window to the front and a fine feature sandstone mullioned style window to the side gable with deep windowsill, deep understairs storage cupboard, TV and telephone point, fitted low level cupboard, double panelled radiator.



### KITCHEN/DINING ROOM

5.26m x 2.92m (17'3" x 9'7")



The kitchen area is fitted with a modern range of base and wall units with a high gloss finish in cream to door and drawer fronts together with mottle effect working surfaces and a dividing peninsular unit with oak block worktop. Inset double bowl sink with mixer tap, integrated electric oven, four ring gas hob with cooker hood over, void and plumbing for washing machine and dishwasher, under cupboard lighting, recessed lighting, cupboard housing a modern Worcester gas fired combination boiler. Laminate wood effect flooring, two double glazed windows to the rear elevation, traditional style radiator.



### FIRST FLOOR LANDING

Access to loft.

### BEDROOM ONE

3.94m x 2.82m (12'11" x 9'3")



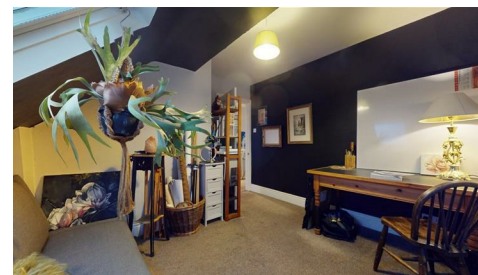
Double glazed window to side, partially vaulted ceiling, radiator.

### BEDROOM TWO

3.43m x 2.95m (11'3" x 9'8")



Spacious room with double glazed window to one side, Velux double glazed roof light with blind, radiator.



### BEDROOM THREE

2.95m max x 2.77m (9'8" max x 9'1")



Double glazed dormer window to the front, fitted cupboard.

### BATHROOM

2.64m x 1.98m (8'8" x 6'6")



A beautifully appointed bathroom with a luxury white suite comprising an oval freestanding bath with pillar cascade tap, separate shower cubicle with monsoon style head, fitted cabinet incorporating bowl and WC, attractive tiled walls and floor, chrome towel radiator.



### OUTSIDE

The property is located off a large communal courtyard within which we understand a dedicated parking space for one car is included in the property. There are shared steps which lead up to the front elevation where there is a raised lawned area and paved pathway. Small attached store and outside light.

### DIRECTIONS

From the agent's Ruthin office proceed across the square and down Clwyd Street. On reaching the lower part of the street turn left directly opposite the historic Ruthin jail onto Mill Street. Follow the road around to the left and thereafter bear right into the Mill parking area.

### TENURE

Leasehold. The tenure is leasehold for a term of 999 years dating from 1st March 1989. It is subject to a peppercorn ground rent with an annual service charge of £300 and a further charge to be confirmed towards the building insurance.

### COUNCIL TAX

Denbighshire County Council - Tax Band B

### 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