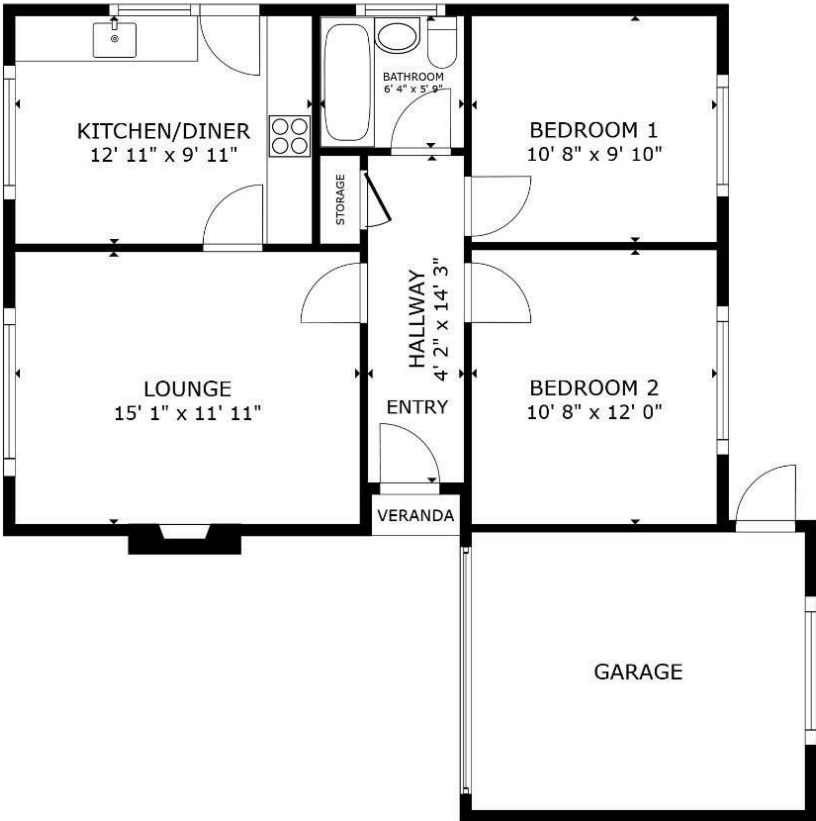
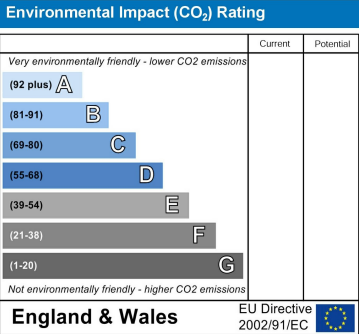
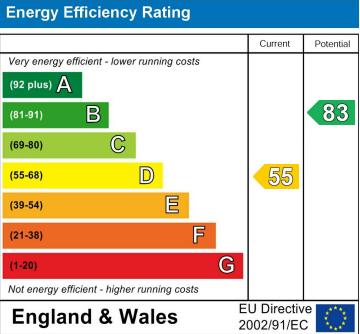


100 Erw Goch, Ruthin, LL15 1RR



GROSS INTERNAL AREA
FLOOR PLAN 673 sq.ft.
EXCLUDED AREAS : VERANDA 7 sq.ft. GARAGE 176 sq.ft.
TOTAL : 673 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Cavendish

ESTATE AGENTS

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www.cavendishproperties.co.uk



100 Erw Goch
Ruthin,
LL15 1RR

Offers Around
£200,000

A TWO BEDROOM DETACHED BUNGALOW OFFERING SCOPE FOR A PROGRAMME OF SOME MODERNISATION AND REFURBISHMENT located to the lower part of Erw Goch convenient for access to the town centre. The accommodation affords side entrance with hall, lounge, fitted kitchen/dining room, two double bedrooms and bathroom. Driveway for two cars and attached garage. Lawned garden to front and a large mainly west facing garden to rear having been extensively landscaped and gravelled for low maintenance.

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**SIDE ENTRANCE**

Recessed side entrance with tiled step, panelled and glazed door leading to hall.

HALL

Access to roof void, fitted airing cupboard with pre-lagged cylinder and immersion heater, radiator.

LOUNGE

4.60m x 3.63m (15'1" x 11'11")



A well lit room with a wide double glazed picture window to front, Adams style fire surround (no flue), electric Living Flame gas fire, coved ceiling, panelled radiator.

KITCHEN/DINING ROOM

3.94m x 3.02m (12'11" x 9'11")



Fitted with a range of base and wall mounted cupboards and drawers with oak panelled door and drawer fronts and contrasting stone effect working surfaces to include an inset single drainer sink, inset four ring electric hob together with oven and hood above, void and plumbing for washing machine, space for fridge, tiled splashbacks, two double glazed windows, glazed door to side.

BEDROOM ONE

3.25m x 3.00m (10'8" x 9'10")



Double glazed window overlooking the rear garden, panelled radiator.

BEDROOM TWO

3.25m x 3.66m (10'8" x 12')



Double glazed window with aspect over the rear garden, panelled radiator.

BATHROOM

1.93m x 1.75m (6'4" x 5'9")



White suite comprising panelled bath, wash basin and WC, mainly tiled walls, radiator.

OUTSIDE

The property is approached over a concrete driveway providing space for parking two cars and thereafter access to an attached garage. Open plan lawned garden to front with shrubbery. To the rear is a large mainly south-westerly facing garden which has been landscaped for ease of maintenance with an extensive gravelled area together with three borders.

GARAGE

5.31m x 2.51m (17'5" x 8'3")

Door leading out to the rear garden.

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 zebra crossing, continue for approximately 100yds and take the first left turning into Erw Goch.

Follow the road around the bend and the bungalow is on the right.

COUNCIL TAX

Denbighshire County Council - Tax Band D

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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