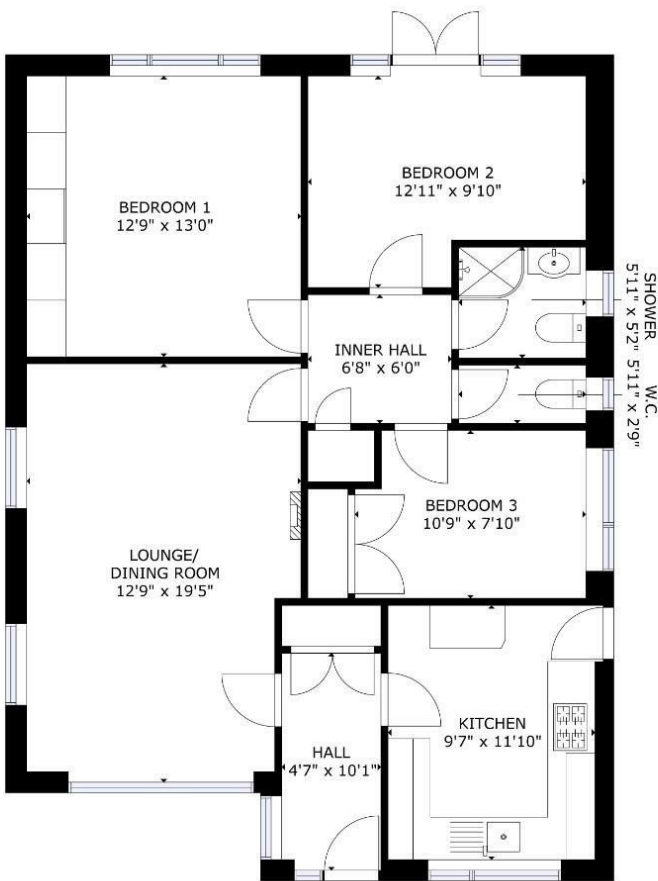
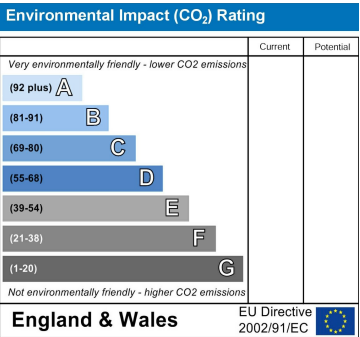
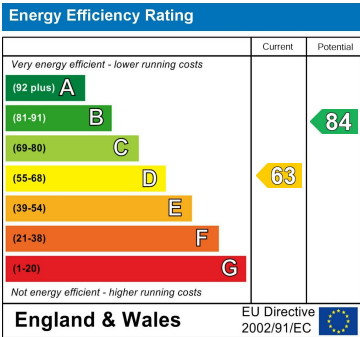


57 Maes Cantaba, Ruthin, Denbighshire, LL15 1YP



GROSS INTERNAL AREA  
TOTAL: 906 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Cavendish**  
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**57 Maes Cantaba**  
Ruthin, Denbighshire,  
LL15 1YP

**Price**  
**£265,000**

**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](http://www.cavendishproperties.co.uk)

A spacious 3 bedroom detached bungalow standing within large gardens with brick paved driveway and a detached garage, located in a small established cul-de-sac about 1 mile from the town centre.

It affords enclosed porch, central hall, spacious lounge/dining room, fitted kitchen, inner hall, 3 bedrooms and shower room with separate w.c. gas ch & double glazed.

Large open plan lawn to front with a wide and extensive brick paved driveway and detached garage. South facing and private lawn garden to rear.

## 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

UPVC and double glazed door with panel to side leading to entrance hall.

### ENTRANCE HALL

3.07m x 1.40m (10'1" x 4'7")



Double door cloaks cupboard with hanging rail and shelf, radiator.

### LOUNGE

5.92m x 3.89m (19'5" x 12'9")



A spacious room with a large full depth picture window to front with views across the cul de sac towards the Clwydian Hills, two high level double glazed windows to gable, fitted gas fire (not connected), TV point, two panelled radiators.



### KITCHEN

3.61m x 2.92m (11'10" x 9'7")



Fitted with a modern range of base and wall mounted cupboards and drawers with a light off-cream toned finish to door and drawer fronts and contrasting wood grain effect working surfaces to include single drainer sink with mixer tap, inset four ring electric hob with glass upstand and stainless steel extractor hood, integrated double oven, void and plumbing for washing machine, space for fridge, double glazed window with aspect across the cul de sac, wall mounted Vaillant gas fired condensing boiler providing heating and hot water, fitted breakfast bar, tiled flooring, radiator, glazed door to side.

### INNER HALL



Access to roof void, airing cupboard with

lagged cylinder and immersion heater and slatted shelf.

### BEDROOM ONE

3.96m x 3.89m (13' x 12'9")



A spacious bedroom with double glazed window having pleasing aspect over the rear garden, fitted wardrobes to one wall comprising part mirror fronted and part wood grain effect sliding door robes with central dressing table and locker cupboard over, panelled radiator.

### BEDROOM TWO

3.94m x 3.00m (12'11" x 9'10")



Double glazed doors opening to the rear garden with windows to either side, panelled radiator.

### BEDROOM THREE

3.28m x 2.39m (10'9" x 7'10")

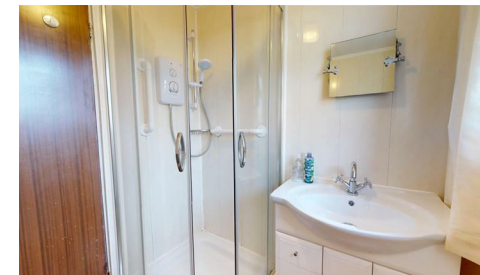


Built-in double door wardrobe with

hanging rail and shelf, double glazed window, panelled radiator.

### SHOWER ROOM

1.80m x 1.57m (5'11" x 5'2")



Modern suite comprising corner cubicle with glazed screen and Mira shower, vanity with large bowl and cupboard beneath, low level WC, marble effect wall boarding, double glazed window, radiator.

### SEPARATE CLOAKROOM

Low level WC.

### OUTSIDE



The property stands in a large plot close to the head of the cul de sac. It has a large lawned garden area to front with a wide brick paved driveway which extends across part of the front elevation with pathway leading to the covered area to the front of the lounge. Thereafter the driveway extends along the gable elevation providing ample space for parking and access to a detached brick built garage. A wrought iron gate opens to the rear garden which enjoys a predominately southerly aspect and a high degree of privacy with

screen fencing and mature hedging in the main. There is a wide stone effect patio which extends across the full width of the bungalow together with a large lawn and a timber framed and panelled garden shed.



### GARAGE

Detached brick built garage with metal up and over door to front. Glazed door and window to rear.

### DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right and follow the road over the pelican crossing for approximately 150yds and turn left into Erw Goch. Follow the road up the hill taking the first right into Maes Cantaba and Bro Deg. Continue for some 75yds and take the first left. Follow the road to the head of the cul-de-sac, whereupon the bungalow will be found set back 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