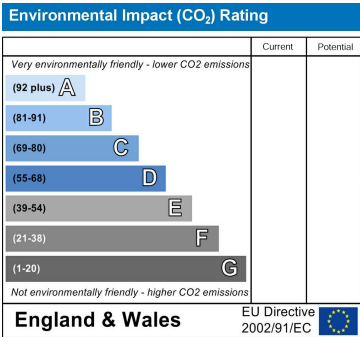
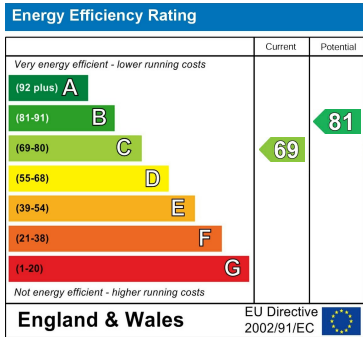


76 Erw Goch, Ruthin, Denbighshire, LL15 1RS



GROSS INTERNAL AREA
FLOOR PLAN 1,078 sq.ft.
TOTAL : 1,078 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport —



Cavendish

ESTATE AGENTS

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Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



76 Erw Goch

Ruthin, Denbighshire,
LL15 1RS

Offers Around
£325,000

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.

AN EXTENDED AND BEAUTIFULLY APPOINTED TWO BEDROOM DETACHED BUNGALOW OFFERING VERY SPACIOUS AND VERSATILE ROOMS, LOCATED WITHIN A SMALL CUL-DE-SAC JUST OFF THE MAIN ERW GOCH ROAD, A CONVENIENT POSITION FOR ACCESS TO THE NEARBY TOWN CENTRE.

This exceptional bungalow has been extended and refurbished to a high standard throughout which can only be fully appreciated on inspection. It benefits from a private, landscaped and south facing rear garden together with a wide parking area and low maintenance garden to front. It affords a side entrance porch, L-shaped reception hall, an elegant lounge and adjoining dining room both with windows affording views along Erw Goch towards the spire of St. Peters Church and town centre, luxury fitted kitchen with a range of built-in Neff appliances, two double bedrooms; one with fitted wardrobes, hobby room with fitted wardrobes, extended and luxury bathroom with shower, large utility room with adjoining hobby room with potential for conversion to provide a third bedroom as required. Wide tarmac driveway with easy rise tarmac pathway leading to the front door, enclosed and private garden to rear with lawn, two secluded patios, a potting shed and 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, with 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

uPVC and decorative double glazed door leading to Entrance Porch.

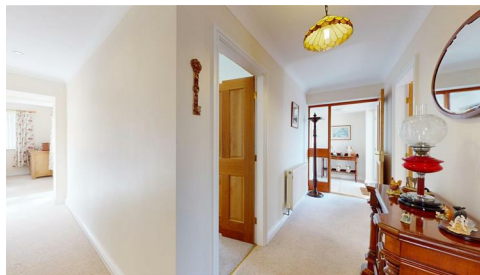
ENTRANCE PORCH

2.39m x 1.55m (7'10" x 5'1")



Attractive limestone-effect quarry tiled flooring, panelled radiator. Oak framed and glazed door with panel to one side leading to an L-shaped Reception Hall.

L-SHAPED RECEPTION HALL



With coved ceiling and downlighters, panelled radiator. Further glazed door leading to the rear garden.

LOUNGE/DINING ROOM

5.16m x 3.28m plus 3.30m x 2.72m (16'11" x 10'9" plus 10'10" x 8'11")



An attractive and versatile room to the front of the bungalow with two double glazed windows both with vertical blinds and views along Erw Goch towards St. Peters Church, the town centre and beyond distant views of the North Wales coast.

Coved ceiling, a fine white marble polished fireplace and hearth with inset Living Flame electric fire, TV point and two panelled radiators. Twin oak panelled and glazed doors leading to Kitchen.



KITCHEN

3.30m x 2.46m (10'10" x 8'1")



Refurbished with a high quality range of base and wall mounted cupboards and drawers with a solid oak panelled finish to door and drawer fronts and contrasting stone-effect working surfaces to include an inset four-ring Neff gas hob with a Neff extractor hood and light above, integrated Neff double oven, larder fridge, dishwasher. Travertine style splashbacks and stone-effect ceramic tiled flooring, coved ceiling with downlighters, double glazed window.



BEDROOM 1

3.63m x 3.07m (11'11" x 10'1")



Forming part of the extension to the rear of the bungalow, it is a well lit room with two double glazed windows with vertical blinds, coved ceiling, fitted wardrobes to recess providing two double door units providing accommodation for hanging rails and shelving and locker storage cupboards over, panelled radiator.

BEDROOM 2

3.61m x 3.12m (11'10" x 10'3")



Double glazed window with vertical blind to rear, coved ceiling, panelled radiator.

HOME OFFICE/SEWING ROOM

1.96m x 1.75m (6'5" x 5'9")



Fitted desk with storage cabinet and a built-in airing cupboard housing a modern Worcester gas fired combination boiler and slatted shelving, double glazed window.

BATHROOM

3.66m x 1.75m (12' x 5'9")



Luxury white suite comprising panelled bath with grip handles, a large walk-in floor level shower tray with glazed screen and high output shower, fitted cabinet incorporating wash basin and WC. Fully tiled walls with attractive dado, ceramic tiled flooring, coved ceiling with downlighters and extractor fan, chromed towel radiator.

UTILITY ROOM

2.92m x 2.51m (9'7" x 8'3")



Fitted base and wall cupboard with roll edge working surface and inset single drainer sink, void and plumbing for washing machine, space for fridge/freezer, built-in double door cupboard with gas and electric meters.

HOBBY ROOM

2.69m x 2.36m (8'10" x 7'9")



Double glazed window and matching door leading to rear garden, ceramic tiled flooring, fitted base unit to one wall with working surface and storage cupboard, panelled radiator.

OUTSIDE



The property stands just off Erw Goch in a small cul-de-sac. There is a tarmac drive leading in providing space for parking two cars together with decorative wrought iron railings bounding a wide pathway leading to the front elevation. Adjoining the drive is a raised area designed for low maintenance with low-level random stone wall and a number of specimen shrubs. There is access to the left-hand side via decorative wrought iron gates to the rear.

REAR GARDEN



The rear garden is a particular feature of the bungalow as it affords a high degree of privacy and a predominantly southerly aspect. There are two secluded flagged patios together with wide steps leading down to a lower gravelled and paved area providing access to a very useful garden potting shed and store and a small timber framed and panelled garden shed. There is a central lawn with established shrubby borders.



DIRECTIONS

From the agents Ruthin office, proceed down Well Street and on reaching the junction with Station Road, bear right.

Follow the road over the zebra crossing and continue for some 100 yards and turn left into Erw Goch. Follow the road around to the right and up the hill for some 250 yards and turn right into the small cul-de-sac and the bungalow is on the left.

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax band D

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