

1 Llys Y Castell, Ruthin, Denbighshire, LL15 1AR

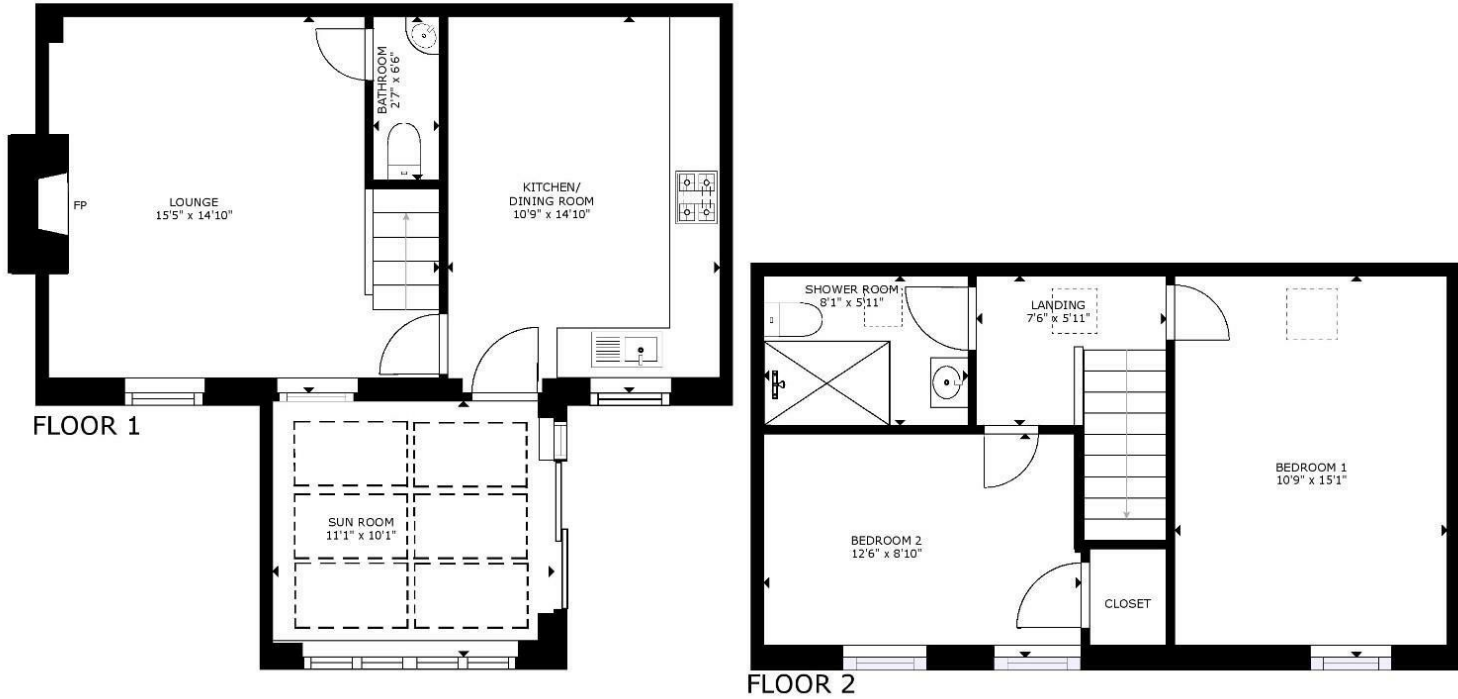
Cavendish
ESTATE AGENTS

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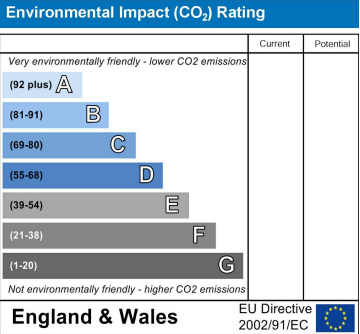
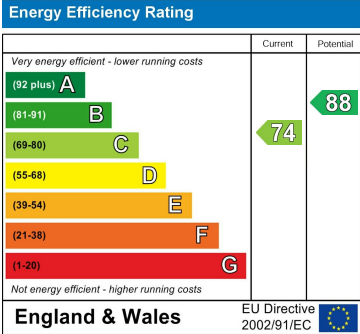
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GROSS INTERNAL AREA
FLOOR 1: 510 sq. ft. FLOOR 2: 406 sq. ft.
TOTAL: 916 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



1 Llys Y Castell
Ruthin, Denbighshire,
LL15 1AR

Price
£195,000

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.

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A NEWLY MODERNISED AND EXTENDED TWO BEDROOM TOWNHOUSE with two dedicated parking spaces located in a secluded backwater close to the town centre.

This attractive house has benefited from a recently completed programme of refurbishment which has included electrical rewiring, new gas central heating system and dry lining and a large new sunroom. It affords a spacious lounge with cloakroom and WC, quality fitted kitchen/dining room with a range of integrated appliances, large sunroom with glazed roof, two double bedrooms and luxury shower room. Enclosed gravelled and paved patio area and nearby parking off Llanfair Road. Inspection 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

FRONT ENTRANCE

Double glazed sliding patio door with obscured glass leading to sun/dining room extension.

SUN/DINING ROOM

3.38m x 3.07m (11'1" x 10'1")



A modern addition to the house, it provides a light, airy and versatile room with double glazed windows to two sides and a pitched and glazed roof with clear view panels to the western side. Wall light points, wood grain effect floor finish, contemporary white enamelled column radiator.

KITCHEN/DINING ROOM

4.52m x 3.28m (14'10" x 10'9")



Refurbished with a new range of base and wall mounted cupboards and drawers to a contemporary style with a light wood grain effect finish to door and drawer fronts and contrasting stone effect working surfaces to include inset single drainer sink with mixer tap, inset four ring electric hob with convector hood and light above, integrated single oven, integrated fridge, freezer, dishwasher. Attractive tiled splashback, ceiling downlighters, double glazed window, matching flooring, new white enamelled column radiator. Glazed door leading to lounge.



LOUNGE

4.70m x 4.52m (15'5" x 14'10")



A spacious room with two double glazed

windows to front, feature chimney breast with a raised hearth and ornate wood burning stove, herringbone wood floor, TV point, new column radiator.



CLOAKROOM

Understairs cloakroom with new suite comprising corner wash basin and low level WC, fully tiled walls, extractor fan.

FIRST FLOOR LANDING

Large double glazed Velux roof light, new column radiator.

BEDROOM ONE

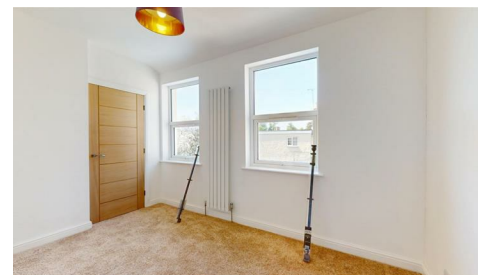
4.60m x 3.28m (15'1" x 10'9")



Partially vaulted ceiling with Velux roof light, double glazed window to front with views across town towards Ruthin castle, new column radiator.

BEDROOM TWO

3.81m x 2.69m (12'6" x 8'10")



Two double glazed windows to front with views towards the town, fitted walk-in cupboard housing a new gas fired combination boiler providing heating and hot water, slatted shelving, column radiator.

SHOWER ROOM

2.46m x 1.80m (8'1" x 5'11")



New white suite comprising large tray with glazed screen and high output shower with monsoon style head, vanity with shaped bowl and storage cupboard, low level WC, attractive wall tiling, Velux roof light, chrome towel radiator.

OUTSIDE

The property is approached over a communal pathway with timber panelled gates leading to a westerly facing patio and slated areas.

CAR PARKING

The property benefits from two dedicated parking spaces forming part of the private parking area located just off Llanfair Road and adjoining no.5 Llys Y Castell.

DIRECTIONS

From St.Peter's Square proceed down Well Street and on reaching the junction with Station Road bear left. Continue over the Pelican Crossing and continue for some 75 yards and the entrance to the car park is on the right immediately adjoining the car park to the Feathers Inn. The dedicated parking is to the far end on the left.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band C

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