

St Ives Denbigh Road, Ruthin, LL15 1PD

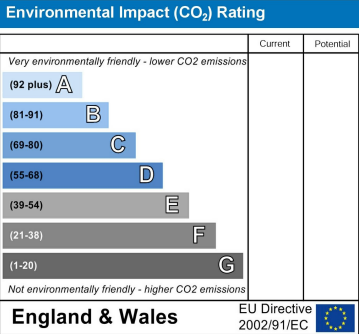
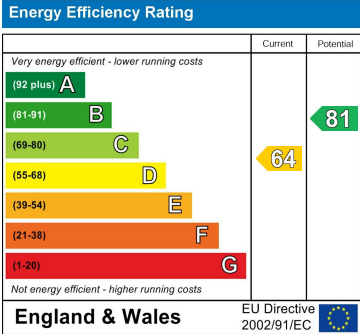
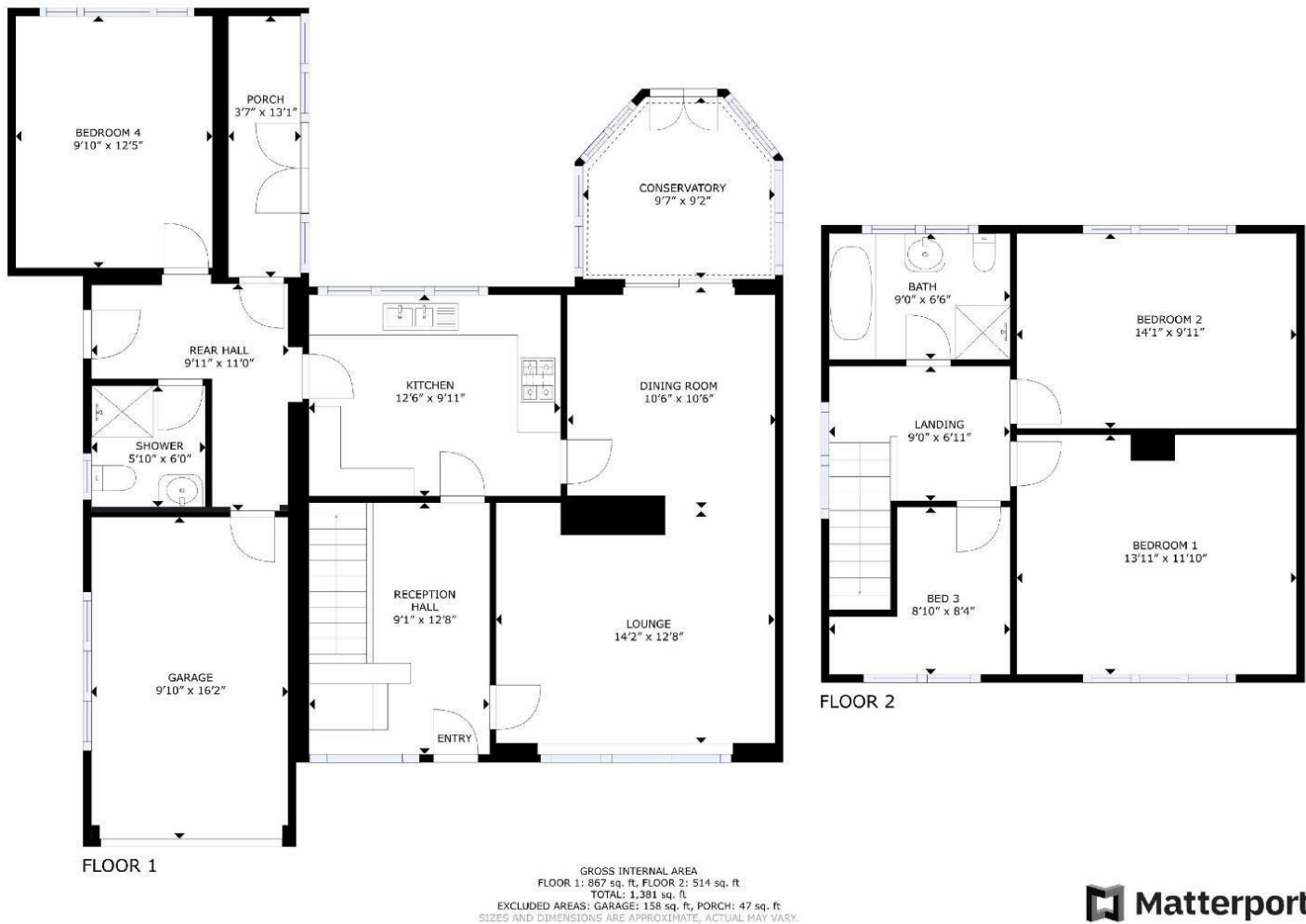
Cavendish
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St Ives Denbigh Road
Ruthin,
LL15 1PD

Price
£295,000

A GREATLY EXTENDED 4 BEDROOM DETACHED HOUSE WITH CONSERVATORY, LARGE INTEGRAL GARAGE AND ADJOINING CARPORT SET WITH LARGE MATURE GARDENS IN THIS POPULAR AREA ABOUT 1/3rd. MILE FROM THE TOWN CENTRE.

offering scope for a program of modernisation and refurbishment it affords a canopy entrance, large reception hall, lounge, dining room, conservatory, kitchen/breakfast room, l'shaped side hall, bedroom 4, shower room. and a side porch. First floor landing, 3 spacious bedrooms and bathroom.

Gated drive with ample space for parking, access to the large carport and integral garage. Mature lawn gardens to front and rear.

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. Denbigh Road also benefits from a local shop, Borthyn and the new Glasdir primary schools.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Deep canopy entrance with heather brown tiled step, double glazed door leading to spacious entrance hall.

ENTRANCE HALL

3.86m x 3.02m (12'8" x 9'11")



Open tread staircase rising off with fitted wrought iron balustrade, double glazed window, panelled radiator.

LOUNGE

4.32m x 3.86m (14'2 x 12'8)



Wide double glazed window to front, coved ceiling, panelled radiator. Square archway to dining room.

DINING ROOM

3.20m x 3.20m (10'6" x 10'6")



Coved ceiling, panelled radiator, double glazed sliding patio window to conservatory.

CONSERVATORY

2.92m x 2.79m (9'7" x 9'2")



Pleasing aspect over the rear garden with double glazed doors leading out.

KITCHEN

3.81m x 3.02m (12'6" x 9'11")



Fitted base and wall units with a white finish to door and drawer fronts and contrasting stone effect working surfaces to include inset one and half bowl sink with mixer tap and drainer, inset four ring gas hob, single oven, void and plumbing for washing machine, space for fridge, tiled splashbacks, Baxi wall mounted gas fired boiler providing heating and hot water, double glazed window with aspect over the rear garden and over a park towards the Clwydian Hills, panelled radiator. Double glazed door to L shaped side reception hall.



SIDE RECEPTION HALL



Panelled radiator. Glazed door leading to domestic area.

BEDROOM FOUR/STUDY

3.78m x 3.00m (12'5" x 9'10")



Double glazed window, tiled floor, panelled radiator.

SHOWER ROOM

White suite comprising corner cubicle with thermostatic valve, pedestal wash basin and WC, part tiled walls, extractor fan, ceramic tiled flooring, chrome towel radiator.

SIDE PORCH

3.99m x 1.09m (13'1" x 3'7")

Double glazed windows, glazed doors leading out, tiled floor.

FIRST FLOOR LANDING

Double glazed window to side.

BEDROOM ONE

4.24m x 3.61m (13'11" x 11'10")



Double glazed window to front with aspect over Denbigh Road, panelled radiator.

BEDROOM TWO

4.29m x 3.02m (14'1" x 9'11")



Wide double glazed window with views across town towards the spire of St Peters church and beyond to the Clwydian Hills, panelled radiator.

BEDROOM THREE

2.69m x 2.54m (8'10" x 8'4")



Double glazed window to front, fitted bulkhead cupboard, panelled radiator.

BATHROOM

2.74m x 1.98m (9' x 6'6")



White suite comprising panelled bath, corner shower cubicle with electric shower, pedestal wash basin and WC, part tiled walls, double glazed window, chrome towel radiator.

OUTSIDE

The house is set back from Denbigh Road behind a mature hedge with a splayed entrance with low level stone wall and decorative gates leading to a wide paved parking area providing space for parking a number of cars together with access to the adjoining carport and integral garage. There is a lawned area with ornamental tree.

INTEGRAL GARAGE

4.93m x 3.00m (16'2" x 9'10")



Up and over door to front, single glazed window to the adjoining carport, tiled floor, glazed door leading through to the rear hall.

REAR GARDEN



The rear garden enjoys a high degree of privacy with screen fencing together with two large flagged patios and shaped lawned area.



DIRECTIONS

From the agent's Ruthin office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. Continue over the zebra crossing and continue for some 200 metres and the property is on the right after the turning into Parc y Dre.

TENURE

Believed to be freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band E

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