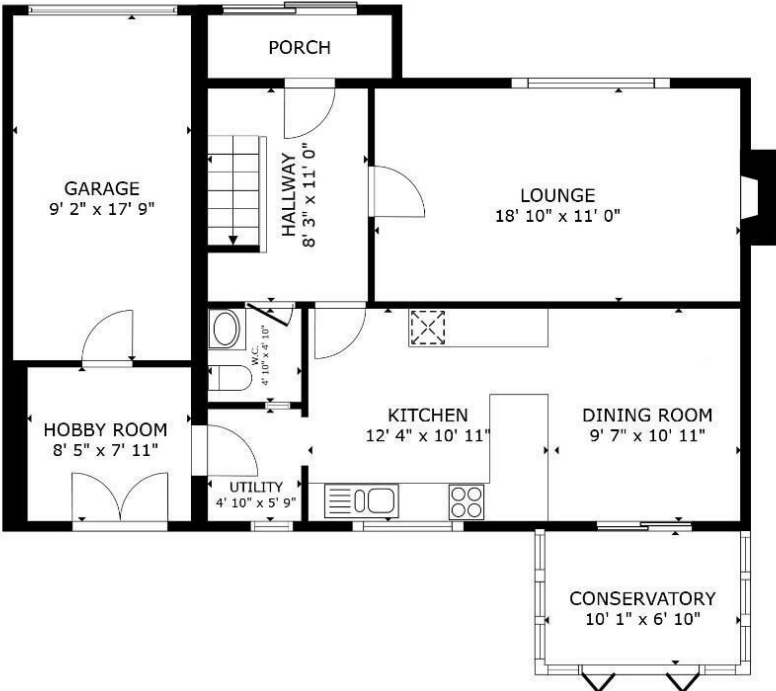
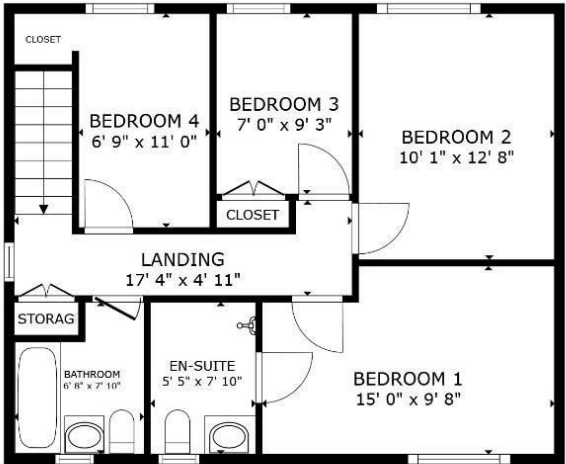


10 Bryn Eryl, Ruthin, Denbighshire, LL15 1DT

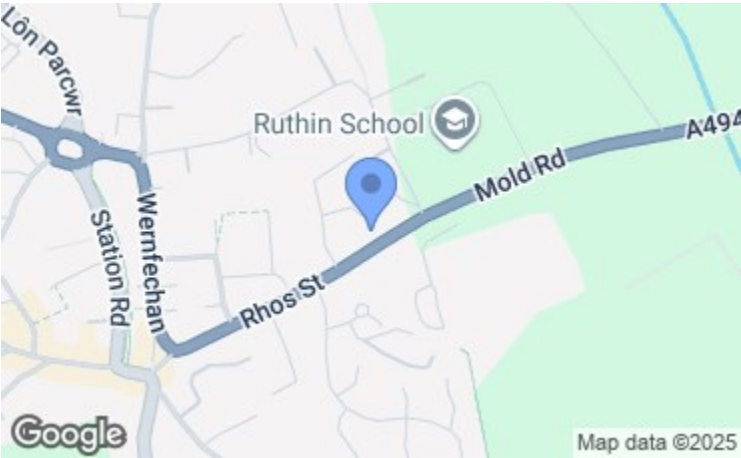


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 778 sq.ft. FLOOR 2 628 sq.ft.  
EXCLUDED AREAS : GARAGE 163 sq.ft.  
TOTAL : 1,406 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**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)



**10 Bryn Eryl**  
Ruthin, Denbighshire  
LL15 1DT

**Price**  
**£350,000**

RECENTLY REFURBISHED AND MODERNISED FOUR BEDROOM DETACHED HOUSE WITH LARGE LUXURY FITTED KITCHEN/DINING ROOM, NEW CONSERVATORY WITH BI-FOLD DOORS AND HOBBY ROOM.

Located at the head of a small and popular residential cul de sac close to town. It affords enclosed porch, entrance hall with new cloakroom with WC, lounge with modern wood stove, luxury fitted kitchen and dining room, new conservatory with bi-fold doors and lantern roof, utility room, hobby room with lantern roof and double glazed doors to garden, first floor landing, large main bedroom with new en suite shower room, three further bedroom and refurbished bathroom. Gas central heating, replacement windows, integral garage. Well maintained gardens to front and rear. Inspection recommended.



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



LOCATION

The medieval 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

ENCLOSED VESTIBULE

Modern composite and double glazed sliding patio door leading to enclosed vestibule, decorative tiled flooring, downlighter, composite and double glazed door leading to entrance hall.

ENTRANCE HALL

3.35m x 2.51m (11' x 8'3")



Staircase rising off, ceramic tiled flooring, panelled radiator.

CLOAKROOM



Refurbished with a modern suite comprising cabinet with inset basin, tiled splashback and low level WC, ceramic tiled floor to match hall, panelled radiator.

LOUNGE

5.74m x 3.35m (18'10" x 11')



Wide double glazed window to front, inset fireplace with decorative tiled surround and hearth with a modern wood burning stove, TV point, panelled radiator.





## OUTSIDE



The property stands at the head of this established and noted residential cul de sac with a wide open plan lawned garden to front with concrete driveway providing space for parking two cars and access to integral garage.



The rear garden has a predominately southerly aspect with screen fencing to three sides together with lawn, patios, gravelled area and flower and shrub borders.

## GARAGE

5.08m x 2.79m (16'8" x 9'2")

Electric roller shutter door to front, fitted wall shelving, electric light and power installed.

## DIRECTIONS

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the third exit onto the

A494 Mold Road. Continue along Wern Fechan and bear right onto Rhos Street. Take the second left into Bryn Eryl and first right into the cul de sac whereupon no.10 will be found directly ahead.

## COUNCIL TAX

Denbighshire County Council - Tax Band F

## TENURE

Understood to be Freehold

## \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

## \*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 - REFERRALS

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

## KITCHEN/DINING ROOM

6.68m x 3.33m (21'11" x 10'11")



Newly refurbished with a contemporary range of base and wall mounted cupboards and drawers with a deep blue toned finish to door and drawer fronts with contrasting brass effect handles and solid wood working surfaces to include a peninsular divided and breakfast bar.



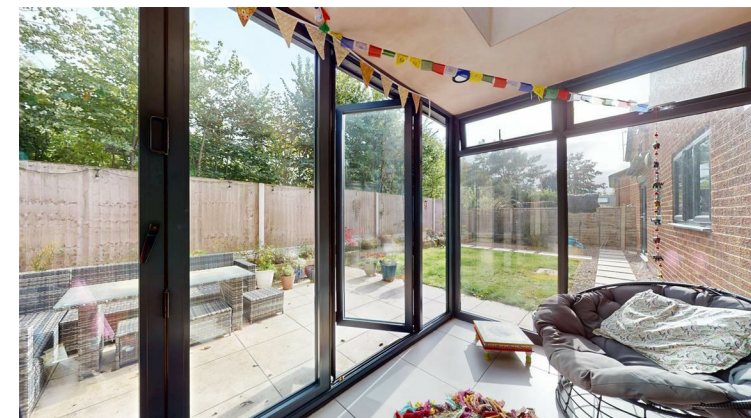
There is an inset one and half bowl black composite sink with mixer tap and drainer, inset five ring gas hob, integrated double oven, pull out waste drawer, space for upright fridge/freezer. Stone effect ceramic tiled floor throughout together with decorative tiled splashbacks, ceiling downlighters, two panelled radiators.



Double glazed sliding patio window leading from the dining area to new conservatory.

## CONSERVATORY

3.07m x 2.08m (10'1" x 6'10")



Full depth double glazed windows with bi-fold doors, ceramic tiled floor, insulated and lined ceiling with downlighters and central lantern.



**UTILITY ROOM**

1.75m x 1.47m (5'9" x 4'10")



Solid wood worktop with tiled splashback, void and plumbing for washing machine and dishwasher, double glazed window, matching flooring which extends into the adjoining craft room.

**CRAFT ROOM**

2.57m x 2.41m (8'5" x 7'11")



Refurbished with new lantern roof with inset lighting, double glazed French doors leading to the rear garden, floor to match kitchen and utility, panelled radiator, door to garage.

**FIRST FLOOR LANDING**

Built-in double door linen cupboard with modern Worcester gas fired combination boiler and slatted shelving. Double glazed window to gable.

**BEDROOM ONE**

4.57m x 2.95m (15' x 9'8")



An attractive room with a double glazed window to rear, panelled radiator.

**EN SUITE SHOWER ROOM**

2.39m x 1.65m (7'10" x 5'5")



Refurbished with a contemporary white suite comprising floor level tray with glazed screen and high output shower with monsoon style head, vanity with shaped bowl, low level WC, attractive glass effect wall tiling to half height, extractor fan, tile effect floor finish, double glazed window, chrome towel radiator.

**BEDROOM TWO**

3.86m x 3.07m (12'8" x 10'1")



Double glazed window to front, panelled radiator.

**BEDROOM THREE**

2.82m x 2.13m (9'3" x 7')



Double glazed window to front, built-in double door wardrobe, panelled radiator.

**BEDROOM FOUR**

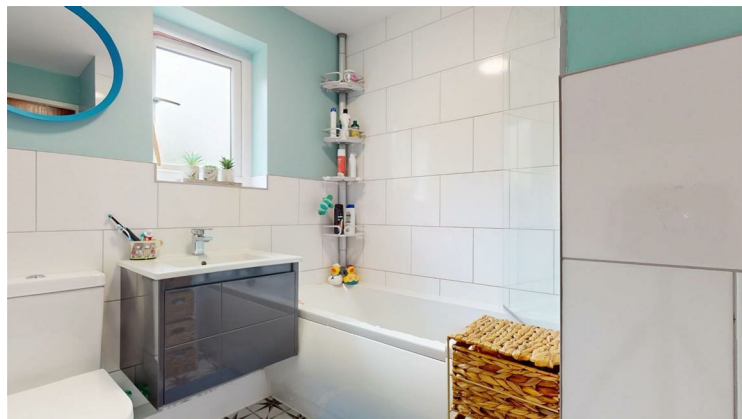
3.35m x 2.06m (11' x 6'9")



Double glazed window to front, open fronted wardrobe, panelled radiator.

**BATHROOM**

2.39m x 2.03m (7'10" x 6'8")



Refurbished with a modern white suite comprising panelled bath with glazed screen, high output shower over with monsoon style head, wall mounted vanity with shaped bowl, low level WC, part tiled walls, double glazed window, tile effect floor finish, chrome towel radiator.