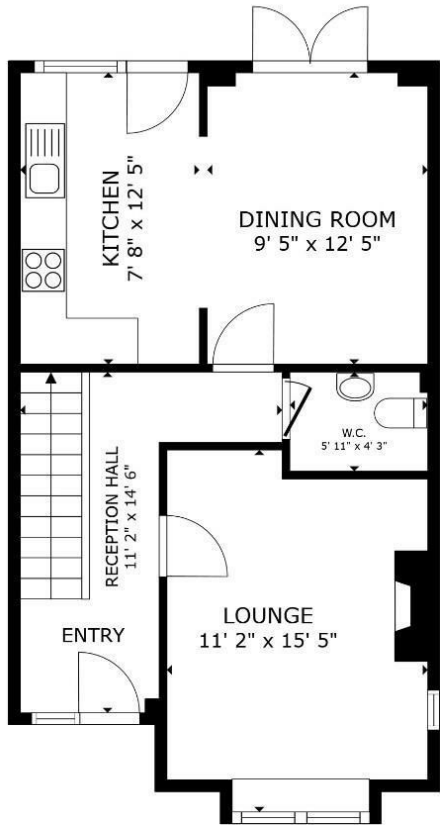
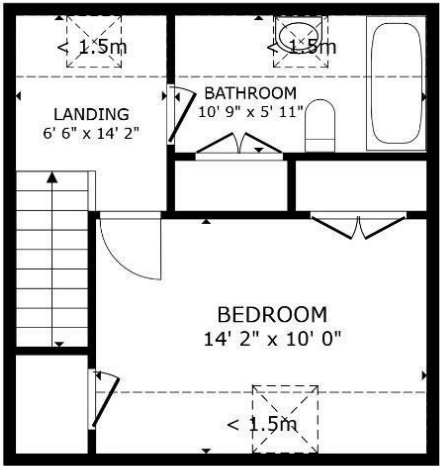


6 Hafan Clwyd, Ruthin, Denbighshire, LL15 1JZ

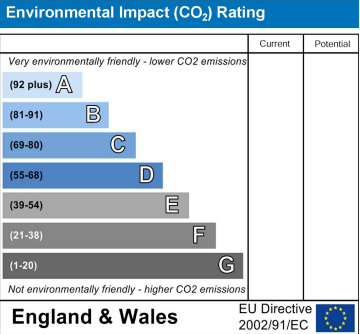
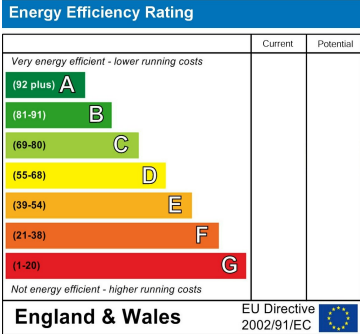


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 515 sq.ft. FLOOR 2 246 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 82 sq.ft.  
TOTAL : 762 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**6 Hafan Clwyd**  
Ruthin, Denbighshire,  
LL15 1JZ

**Price**  
**£155,000**

**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.

A spacious one bedroom end of terrace townhouse with garden and enclosed domestic area, parking and garage forming part of this highly regarded and small residential development located in a very convenient position only a short distance from the town centre.

Benefiting from double glazing and gas central heating it affords a recessed entrance, large 'L' shaped reception hall with cloakroom, lounge with box bay window, dining room with french doors to rear patio and square archway to an adjoining kitchen with a range of built-in appliances, first floor landing/study area, large bedroom with fitted wardrobes and bathroom and wc. Low maintenance garden to the front and one side together with enclosed domestic area to rear, dedicated parking for one car within the rear parking area and garage.



## 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

Deep recessed entrance with heather brown tiled step, UPVC and woodgrain effect door with matching panel to side leading to entrance hall.

### ENTRANCE HALL



Refurbished staircase rising off with oak and glass newel and balustrade, meter cupboard, panelled radiator.

### CLOAKROOM

Wash basin with tiled splash, low level WC, modern Worcester gas fired combination boiler.

## LOUNGE

4.70m x 3.40m (15'5 x 11'2)



Raised hearth with a modern steel and electric log effect fire, two double glazed windows with dual aspect, TV point, radiator.

## OPEN PLAN KITCHEN AND DINING ROOM

3.78m x 5.21m overall (12'5 x 17'1 overall)



Formerly two rooms, it was opened up to provide large and versatile kitchen and dining room with a range of fitted base and wall mounted cupboards and drawers with a cream finish to door and drawer fronts and contrasting stone effect working surfaces to include inset electric hob, integrated oven, inset single drainer sink with mixer tap, void and plumbing for washing machine, tiled splashback. Double glazed patio doors opening from the dining area to a flagged patio, further double glazed window and panelled and glazed door leading out from the kitchen area, panelled radiator.

## KITCHEN AREA



## FIRST FLOOR LANDING

Velux roof light.

## BEDROOM ONE

4.32m x 3.05m (14'2 x 10')



A spacious room with a large double glazed Velux roof light with views across town towards the Clwydian Hills, fitted double door wardrobe, louvre door bulkhead cupboard, panelled radiator.

## BATHROOM

3.28m x 1.80m (10'9 x 5'11)



Coloured suite comprising panelled bath with grip handles and thermostatic shower over, pedestal wash basin and WC, double door airing cupboard, Velux window, panelled radiator.

## OUTSIDE



The property stands in a corner plot to the junction of Prior Street and Park Road with a low level brick wall with wrought iron gate leading in to a concrete pathway to the front door. There are established shrub borders with a lawned area which extends around the gable elevation.

To the rear is an enclosed patio with flagged and gravelled areas and pedestrian gate access leading through to the rear parking and garage.

## GARAGE

The property benefits from a single garage being the middle in a block of three to the far side of the car park.

## TENURE - leasehold

Leasehold for a term of 999 years from 1985.

Believed to be a peppercorn ground rent

## DIRECTIONS

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the first exit onto Park Road. Continue for some 250yds and take the second left onto Prior Street and the property is the first property on the corner of Prior Street and Park Road. Alternatively, the property can be approached on foot by proceeding across The Square and continuing down Prior

Street, which is to the side of the Post Office.

## COUNCIL TAX

Denbighshire County Council - Tax Band C

## \*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