



**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.

# 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)



## Bryn Grug Wern Uchaf

Ruthin,  
LL15 1EH

**Price**  
**£320,000**

AN EXTENDED THREE BEDROOM TRADITIONAL STYLE SEMI-DETACHED HOUSE LOCATED IN THIS SOUGHT AFTER RESIDENTIAL CUL-DE-SAC LOCATED ON THE PERIPHERY OF RUTHIN. Benefitting from gas central heating and double glazing, it affords an enclosed porch, hall with hardwood staircase, lounge with bay window, living room extending into a rear extension providing dining room and a modern fitted kitchen with double glazed French doors opening to the westerly facing rear garden, large utility room with cloaks. First floor landing, main bedroom with bay window and views across the cul-de-sac towards the Clwydian Hills, two further bedrooms and bathroom with shower. Driveway providing ample space for parking leading to the rear where there is a detached garage with shed beyond, enclosed and quite private lawned garden to rear. Inspection recommended.

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 COMPRSES

Twin uPVC double glazed doors with arched window above leading to enclosed vestibule.

ENCLOSED VESTIBULE

Original pine panelled and glazed inner door with decorative leaded panes open to spacious hall.

ENTRANCE HALL



Wide staircase rising off with enclosed under-stairs cupboard with a modern Worcester gas fired combination boiler, picture rail, panelled radiator.

LOUNGE

4.50m x 3.78m (14'9 x 12'5)



An attractive room with a deep splay bay window to front with views across the cul-de-sac towards Moel Famau and Moel XXXX, double glazed window with vertical blinds, stone-effect fireplace with slate hearth and coal-effect gas fire, coved ceiling, TV point and panelled radiator.

LIVING ROOM

3.94m x 3.53m (12'11 x 11'7)



Coved ceiling, feature stone fireplace with raised plinth to one side, hardwood top and hearth and panelled radiator. Archway to kitchen/dining room extension.

KITCHEN/DINING ROOM  
6.07m x 3.05m (19'11 x 10')



A spacious room to the rear of the house which enjoys a high degree of natural light with double glazed window and double glazed French doors opening to the westerly facing garden. The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers with oak panelled doors and drawer fronts and contrasting stone-effect working surfaces to include an inset stainless steel one and a half bowl sink with mixer tap, inset four ring gas hob with hood above, integrated double oven, void and plumbing for dishwasher and tiled splashback. Tiled flooring, coved ceiling and panelled radiator to the dining area.



UTILITY ROOM  
2.77m max x 2.54m (9'1 max x 8'4)



Double glazed window and door leading to side, plumbing for washing machine, tiled floor and radiator.

CLOAKROOM

Wash basin, WC with matching flooring and extractor fan.

FIRST FLOOR LANDING

Double glazed window to gable.

BEDROOM1

4.47m x 3.05m (14'8 x 10')



A spacious room with bay window with vertical blinds and pleasing views across Wern XXX towards the Clwydian Hills. Fitted wardrobes comprising two double door units with chest of drawers and locker storage cupboards over, picture rail and panelled radiator.

BEDROOM2

3.96m x 3.53m (13' x 11'7)



Double glazed window to rear, picture rail and panelled radiator.

BEDROOM3

2.44m x 2.44m (8' x 8')



Double glazed window to front, picture rail and panelled radiator.

BATHROOM

2.82m x 2.44m (9'3 x 8')



White suite comprising: panelled bath, separate walk-in shower cubicle with low-level tray, bi-fold screen and Mira shower, pedestal wash basin and WC. Fully tiled walls with decorative dado, two double glazed windows and a towel radiator.

OUTSIDE



The property is bounded by a low-level block wall with wrought iron gates leading to a wide tarmacadam driveway which extends to a parking turning area to the front of the house and a tarmac and block paved drive to the gable elevation providing ample space for parking and access to detached garage. The front garden is mainly lawned with golden gravelled border.