



GROSS INTERNAL AREA
FLOOR 1 368 sq.ft. FLOOR 2 361 sq.ft.
TOTAL: 729 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®



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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.



19 Bro Deg

Ruthin, Denbighshire,
LL15 1YQ

Price

£235,000

A MODERNISED AND REFURBISHED THREE BEDROOM, SEMI-DETACHED HOUSE WITH LARGE SOUTHWESTERLY FACING LANDSCAPED GARDENS TO THE REAR WITH PATIO, PERGOLA AND A LARGE DETACHED GARAGE WITH DRIVEWAY.

Located in the heart of this popular residential cul-de-sac, about one mile from the town centre, it affords entrance hall, lounge, modern fitted kitchen/dining room, first floor landing, three bedrooms and modern bathroom suite, double glazing and gas central heating, long driveway with parking for 2 cars together with detached garage with electric light and power installed, secluded patio with pergola together with steps leading down to a long mainly lawned garden. 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 COMPRISES

Modern composite and leaded effect glazed door leading in to entrance hall.

ENTRANCE HALL

With staircase rising off.

LOUNGE

5.18m x 3.48m (17' x 11'5")



An attractive room with a square bay window to front with double glazed windows and vertical blinds, feature inset fireplace, TV point and panelled radiator.

KITCHEN/DINING ROOM

4.47m x 2.64m (14'8" x 8'8")



Refurbished with a modern and contemporary range of base and wall mounted cupboards and drawers with a white finish to door and drawer fronts and contrasting woodgrain-effect working surfaces. It includes an inset composite black sink with drainer and mixer tap, space for slot-in electric and gas cooker, integrated fridge and void and plumbing for dishwasher. Attractive tiled splashback, enclosed understairs cupboard ideal for upright fridge/freezer, two double glazed windows and a glazed door opening to the south facing rear garden. Panelled radiator.

FIRST FLOOR LANDING

Double glazed window to gable.

BEDROOM 1

4.09m x 2.54m (13'5" x 8'4")



A spacious double bedroom with panelled radiator.

BEDROOM 2

3.28m x 2.54m (10'9" x 8'4")



Double glazed window with southerly aspect with pleasing aspect over the rear garden, panelled radiator.

BEDROOM 3

2.90m x 1.85m (9'6" x 6'1")



Double glazed window to front, fitted louvered door, bulkhead cupboard housing a modern gas fired combination boiler, panelled radiator.

DIRECTIONS

From the agents Ruthin office, proceed down Well Street and, on reaching the junction with Station Road, bear right. Continue over the pelican crossing and, after 150 yards, turn left into Erw Goch. Follow the road up the hill taking the first right into Maes Cantaba and thereafter proceed directly ahead to the T-junction with Bro Deg. Bear right and follow the estate road around whereupon No. 19 will be found on the right-hand side.

AGENTS NOTES

TENURE

Freehold

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.

EXTRAS 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/SLC



White suite comprising floor level shower tray with glazed screen and shower, pedestal wash basin and WC. Part tiled walls to an attractive travertine style, wall tiling in part with decorative dado, double glazed window, woodgrain-effect floor finish and radiator.

OUTSIDE

The property is approached over a wide brick paved drive which extends along the gable elevation providing a large drive for 2/3 vehicles. The front garden is styled for low maintenance with evergreen hedge, slated and paved areas.

REAR GARDEN



The rear garden is a particular feature of the house as it enjoys a predominantly southerly aspect. There is a wide and sheltered paved patio which immediately joins the rear elevation of the house together with a further patio area and timber framed pergola and a long lawn leads beyond to the rear of the garage with a fruit tree, a number of ornamental bushes together with flower shrub borders.

DETACHED GARAGE

The detached garage is oversized with roller shutter door to the front, it benefits from electric light and power together with plumbing and cold supply for washing machine and space for tumble dryer and freezer. There is a pedestrian door to one side.