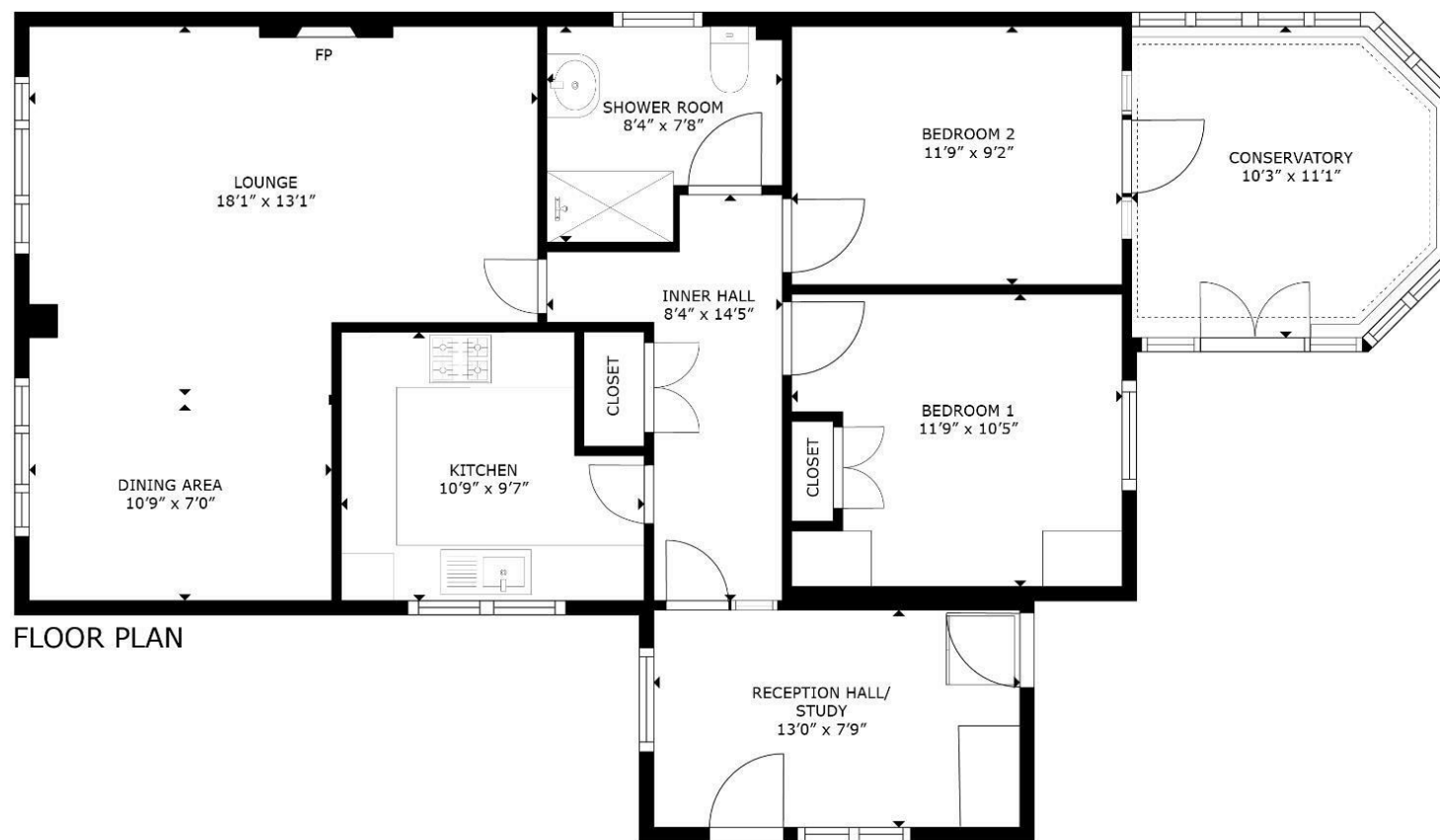


1 Erw Goch, Ruthin, Denbighshire, LL15 1RR



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,013 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish
ESTATE AGENTS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		69	
(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 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	

1 Erw Goch
Ruthin, Denbighshire
LL15 1RR

Price
£300,000

AN EXTENDED 2 BEDROOM DETACHED BUNGALOW WITH RECEPTION HALL/STUDY EXTENSION, LARGE CONSERVATORY AND BEAUTIFULLY LANDSCAPED GARDENS STANDING IN A CORNER PLOT FRONTING ON TO LLANFAIR ROAD AND ERW GOCH, A SHORT DISTANCE FROM THE TOWN CENTRE.

Set within surprisingly private and mature gardens with driveway, detached garage and lovely patio gardens with covered patio and stores the bungalow affords; out-built reception hall, L-shaped inner hall, spacious lounge/dining room, modern fitted kitchen, 2 double bedrooms, conservatory and modern shower room. Gas heating & double glazing.

INSPECTION RECOMMENDED.



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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

RECEPTION HALL/STUDY

3.96m x 2.36m (13' x 7'9)



uPVC double glazed door leading to outbuilt enclosed Reception Hall/Study, a modern addition to the bungalow with three double glazed windows, outbuilt broom cupboard with shelving, space for American style fridge freezer. Single glazed inner door leading to an L-shaped Reception Hall.



INNER HALL



Coved ceiling, access to roof space with pull down ladder, built-in double door airing cupboard with shelving.

LOUNGE/DINING ROOM

5.51m x 3.99m plus 3.28m x 2.13m (18'1 x 13'1 plus 10'9 x 7')



A spacious L-shaped room which affords a high degree of natural light with two wide picture windows to the front and western elevation of the bungalow, coved ceiling, stone fireplace and raised hearth, TV point and two panelled radiators.

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 -Ruthin Office - MRD

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/SC



Indesit washing machine, corner carousel unit and a further cupboard housing a Worcester gas fired combination boiler providing heating and hot water. Attractive tiled splashbacks in the main with a high gloss boarded finish to ceiling, double glazed window.

BEDROOM ONE

3.58m x 3.18m (11'9 x 10'5)



Fitted wardrobes and bed recess with locker storage cupboards over, double glazed window and panelled radiator.



KITCHEN

3.28m x 2.92m (10'9 x 9'7)



A refurbished and contemporary range of base and wall mounted cupboards and drawers with a light grey tone finish to door and drawer fronts and contrasting marble-effect working surfaces to include space for range cooker with gas point, extractor hood and light above, inset 1 1/2 bowl sink with mixer tap and drainer, pan drawers, integrated fridge,

BEDROOM TWO

3.58m x 2.79m (11'9 x 9'2)



Double glazed French door leading to Conservatory, panelled radiator.

CONSERVATORY

3.38m x 3.12m (11'1" x 10'3")



A large room overlooking the rear garden, it benefits from a high degree of privacy as the gardens are bounded by mature hedging. It has double glazed windows together with decorative lights and a pitched polycarbonate roof, twin glazed doors leading out and woodgrain-effect floor finish.

SHOWER ROOM

2.54m x 2.34m (8'4" x 7'8")



Modern suite comprising large walk-in tray with glazed screen and high output shower, pedestal wash basin and WC. Fully boarded walls to a marble-effect finish with boarded ceiling, downlighters, double glazed window, tiled floor and a chromed towel radiator.

OUTSIDE



The bungalow stands on a large corner plot with return frontage onto Llanfair Road and Erw Goch. It is bounded by a low-level wall in the main together with mature hedging and established flower shrub borders. To the west elevation is a shaped lawn with pathway. Wrought iron gates lead in from Erw Goch to provide a driveway with parking for one car and access to a detached garage.



The garden to the rear and northern side is a particular feature of the bungalow; it has designed mainly for low maintenance with bonded resin footpaths, secluded paved patio together with a large timber framed pergola and a modern garden shed. There is a mature apple tree together with a further secluded lawned area and raised brick edged borders.



DETACHED GARAGE

5.66m x 2.62m (18'7" x 8'7")

With electronically operated up and over door to front, double glazed window and door to side, Belfast sink with cold supply.

DIRECTIONS

From the agents Ruthin office, proceed down Well Street and at reaching the junction with Station Road, bear right. Follow the road down with the zebra crossing and continue for some 100 yards, then turn left into Erw Goch. The bungalow is immediately on the left.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band D

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.