

Long View, 24 Wern Fechan, Ruthin, Denbighshire, LL15 1EY

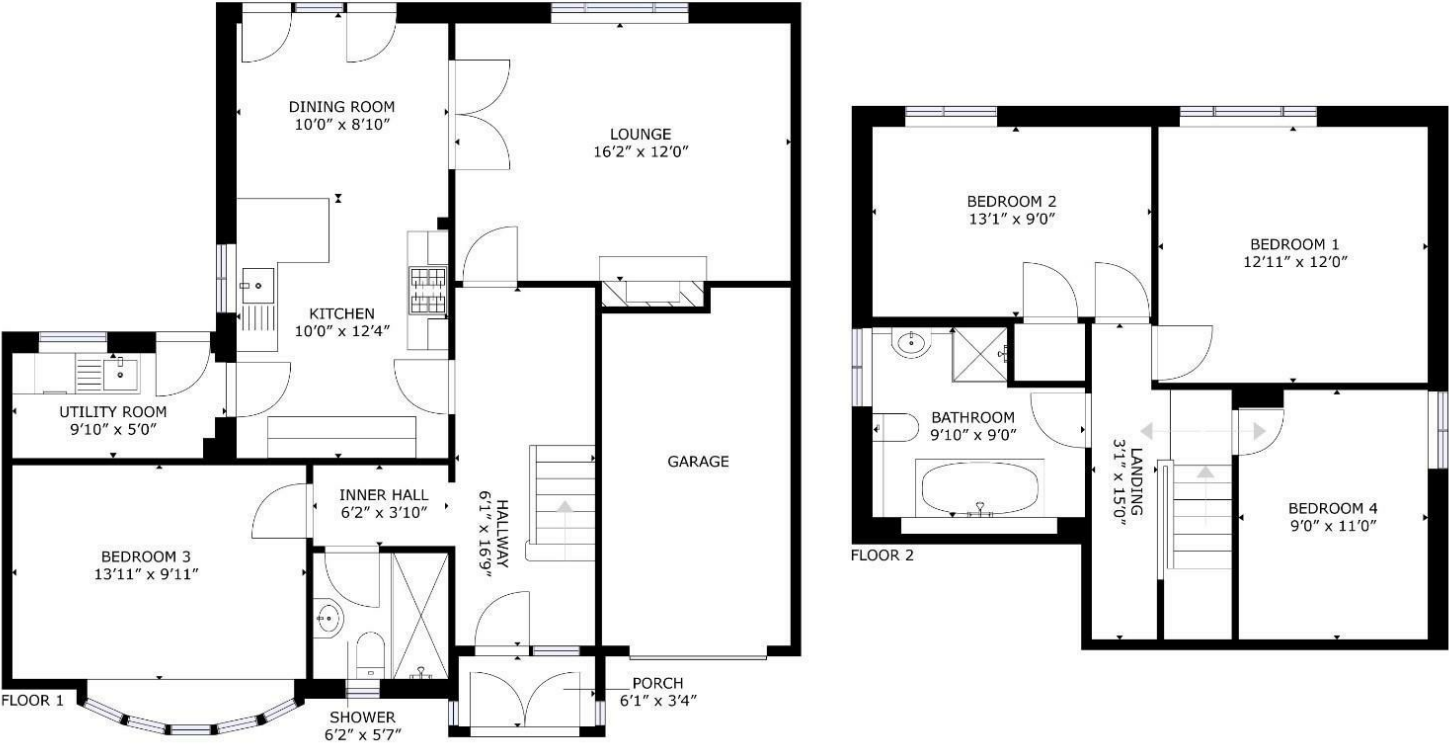
Cavendish  
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

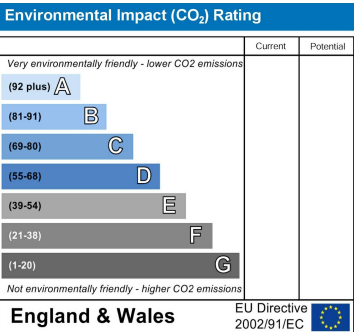
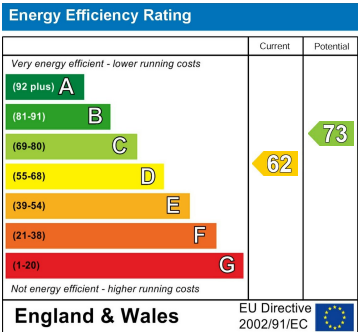
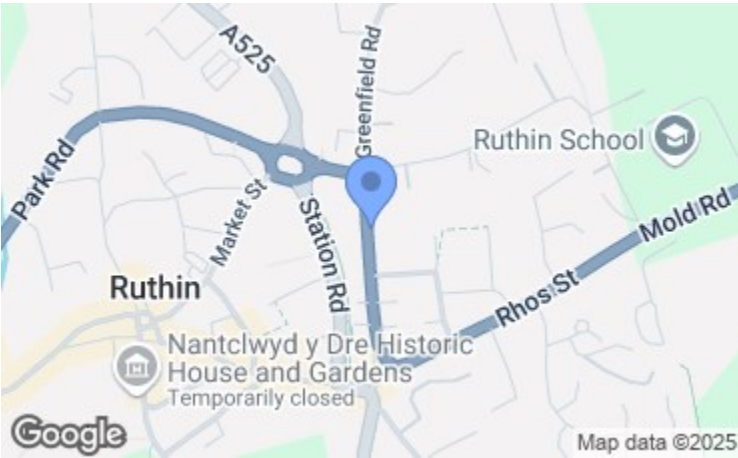
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GROSS INTERNAL AREA  
FLOOR 1: 807 sq.ft, FLOOR 2: 592 sq.ft  
EXCLUDED AREAS: PORCH: 21 sq.ft  
TOTAL: 1399 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Ruthin, Denbighshire  
LL15 1EY

Price  
£320,000

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.



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A MODERNISED AND REFURBISHED 4 BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE SET WITHIN LARGE PRIVATE GARDENS AT THIS VERY CONVENIENT AND POPULAR RESIDENTIAL AREA CLOSE TO THE TOWN CENTRE.

An attractive home affording an enclosed porch, central hall, lounge, dining room, modern fitted kitchen, utility room and ground floor bathroom.  
First floor landing, 3 bedrooms and luxury bathroom with shower. The property benefits from gas central heating and double glazing.

Driveway to front for parking and integral garage. private westerly facing lawn gardens to rear with wide patios and store shed.  
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

ENTRANCE PORCH

Outbuilt and enclosed entrance porch with UPVC double glazed doors and side panels. Glazed door and panel leading to central reception hall.

RECEPTION HALL



Wide staircase rising off, parquet wood block floor, coved ceiling, wall light points, panelled radiator. Georgian style glazed door leading to lounge.

LOUNGE

4.93m x 3.66m (16'2 x 12')



An attractive room with a wide Georgian style double glazed window overlooking the rear garden, feature Adams style fireplace in reconstituted stone with matching hearth and inset Living Flame gas fire, TV point, coved ceiling, parquet flooring, wall light points, panelled radiator. Two glazed doors to kitchen/dining room and a glazed door to the hall.







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

#### DIRECTIONS

From the Agents Ruthin Office proceed down Market Street and on reaching the roundabout take the third exit onto the A494(T) Mold Road. Follow the road around the corner into Wern Fechan whereupon the property will be found on the right after some 200 yards.

#### COUNCIL TAX

Denbighshire County Council - Tax Band E

#### TENURE

Believed to be freehold.

#### 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.

#### 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

#### KITCHEN/DINING ROOM

6.20m x 3.05m (20'4 x 10')



The dining area is to the rear of the house and benefits from a pleasing aspect over the rear garden and beyond to the spire of St Peters church with a three-section modern UPVC bi-fold door opening out. The dining area has wall lights, parquet flooring and coved ceiling, panelled radiator. The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers to a Shaker style with an off-white finish to door and drawer fronts and contrasting wood grain effect working surfaces to include room divider. There is a dresser style unit with glazed display cabinets, open shelving, concealed lighting and cupboards and drawers, a further unit has an inset four ring gas hob with stainless steel extractor hood and integrated oven, inset single drainer sink with mixer tap, integrated dishwasher, fridge and freezer. Stone effect ceramic tile flooring, attractive tiled splashbacks, downlighting. Glazed door to utility room.



#### UTILITY ROOM

3.00m x 1.78m (9'10 x 5'10)



Fitted base unit to match with wood grain effect working surface, inset single drainer sink, void and plumbing for washing machine, wall shelving, fitted storage cupboard, modern Worcester gas fired combination boiler providing heating and hot water, tiled floor, glazed door leading to the rear garden.



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### SIDE HALL

Leading through to bedroom three.

### BEDROOM THREE

4.24m x 3.02m (13'11" x 9'11")



A spacious ground floor room with double glazed window to the front, coved ceiling, parquet flooring, panelled radiator.

### GROUND FLOOR BATHROOM

1.88m x 1.70m (6'2" x 5'7")



Modern white suite comprising corner shower cubicle with glazed screen and high output shower, pedestal wash basin and WC, fully tiled walls to a marble effect finish with tiled floor, white enamelled towel radiator.

### FIRST FLOOR LANDING

Double glazed window to front, panelled radiator.

### BEDROOM ONE

3.68m x 3.66m (12'1" x 12')



Double glazed window to rear with aspect towards St Peters church, wall light points, panelled radiator.

### BEDROOM TWO

3.99m x 2.74m (13'1" x 9')



Double glazed window with aspect towards St Peters church, wall light points, fitted wardrobe with hanging rail and shelving, panelled radiator.

### BEDROOM FOUR/STUDY

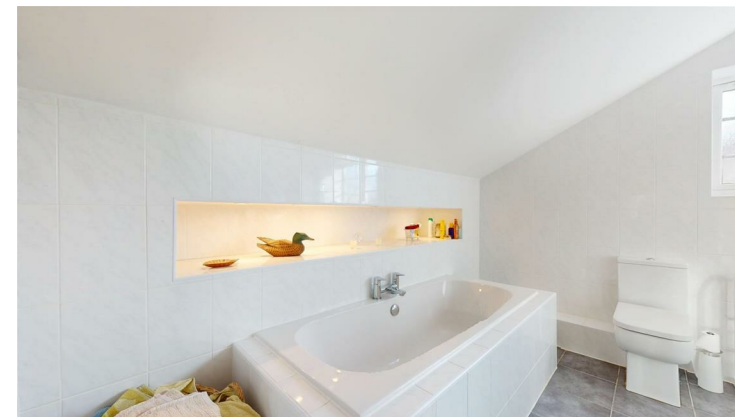
3.35m x 3.00m max (11' x 9'10" max)



Limited head room in part, double glazed window to gable, panelled radiator.

### BATHROOM

3.00m x 2.74m (9'10" x 9')



Luxury white suite comprising a large bath within a tiled surround, separate walk-in shower cubicle with high output valve, wash basin and WC, fully tiled walls with a deep display niche with concealed lighting to the rear of the bath, tiled flooring, extractor fan, white enamelled towel radiator.



### OUTSIDE FRONT

To the front the property is bounded to Wern Fechan by a substantial stone wall with splayed entrance leading in to a wide parking area which extends across the front elevation of the house and provides access to the integral garage.

### GARAGE

5.49m max x 2.77m (18' max x 9'1")

Metal up and over door to front, electric light and power installed. Gated access to either side leading to the rear.

### REAR GARDEN



Enjoys a predominately south-westerly aspect. There is a wide flagged patio and domestic area together with timber framed and panelled garden shed, adjoining large lawn with borders and mature conifer screen hedging to the western boundary.