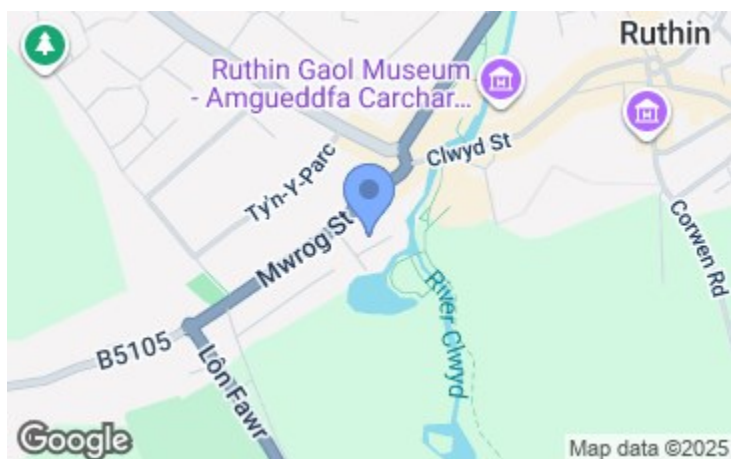


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 518 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	73

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

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**22 Maes Ffynnon**  
Ruthin, Denbighshire,  
LL15 1LX

**Price**  
**£115,000**

A well presented one-bedroomed self-contained ground-floor apartment together with patio area to rear and a nearby parking space, located in this popular residential cul-de-sac so convenient for access to the town centre. The accommodation which benefits from modern mahogany-effect wood grained double-glazed windows and gas heating with modern boiler affords enclosed entrance porch, spacious lounge/dining room with double-glazed window to front, useful enclosed store cupboard, inner hall, double bedroom, luxury fitted kitchen with appliances available by negotiation and refurbished shower room with wet floor system. Early inspection recommended.

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.





## 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

Mahogany effect uPVC double glazed door leading to enclosed entrance porch.

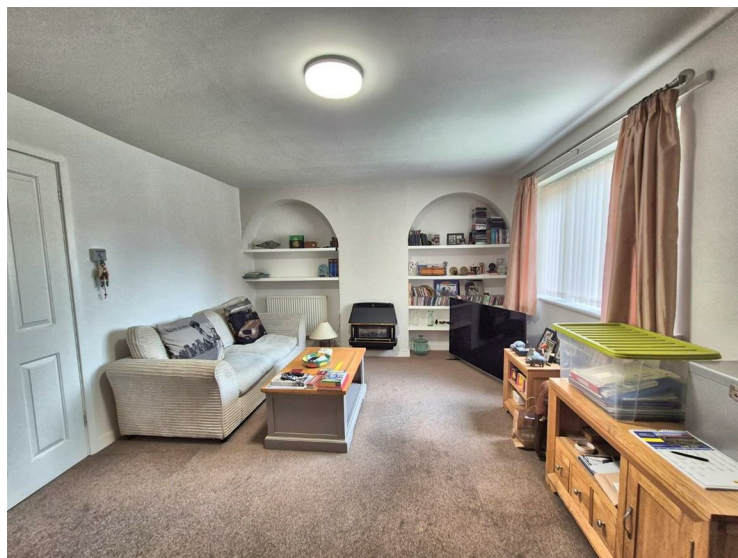
### ENTRANCE PORCH

1.88m x 1.09m (6'2" x 3'7")

With coat hooks and radiator.

### LOUNGE/DINING ROOM

5.11m x 3.66m (16'9" x 12')



A spacious room with a wide double glazed window to the front with a vertical blind, two arched recesses with fitted shelving, wall mounted gas fire, TV point, two panelled radiators and an enclosed understairs storage cupboard with shelving.



### INNER HALL

### KITCHEN

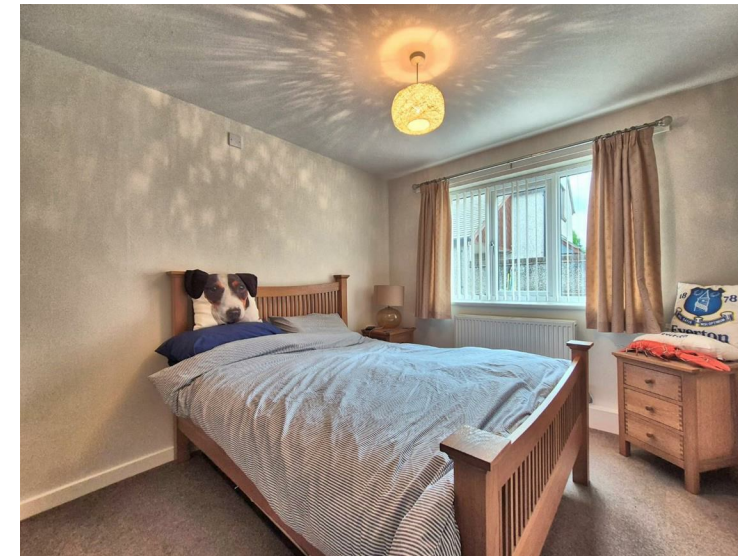
2.90m x 1.78m (9'6" x 5'10")



A modern quality range of base and wall mounted cupboards and drawers with a white finish to door and drawer fronts, contrasting stone effect working surfaces to include an inset single drainer sink with mixer tap, space for slot-in electric cooker, void and plumbing for washing machine, void for fridge/freezer, attractive tiled splashbacks, convector hood and ceramic tiled floor. Double glazed window with blind and panelled radiator.

## BEDROOM

3.71m x 2.90m (12'2" x 9'6")



Double glazed window with blind and panelled radiator.

## SHOWER ROOM

3.71m x 1.52m (12'2" x 5')



Refurbished to a high specification with a wet floor system with ceramic tiled flooring, contemporary wash basin and low-level WC. Fully tiled walls with extractor fan, double glazed window, large chrome towel rail and fitted cupboard housing a modern Worcester gas fired combination boiler.

## OUTSIDE

Open plan to front with lawn, access to one side leading to the rear, domestic area and low-level boundary wall. Located to the front of the apartment is one parking space details of which will be available on inspection.

## DIRECTIONS

From the agents Ruthin office proceed across the square and down Clwyd Street and upon reaching the junction with Mwrog Street bear left. Continue for approximately 100 yards and turn left into Maes Ffynnon where upon number 22 will be found almost directly ahead.

## TENURE

Leasehold interest for a term of 125 years dated from 1st January 2015. Ground rent TBC.

## COUNCIL TAX

Denbighshire County Council - Tax band B.

## \*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/SLC