



4 Erw Goch
Ruthin,
LL15 1RR

Price
£330,000

A GREATLY EXTENDED FOUR BEDROOM DETACHED HOUSE WITH LARGE MODERN CONSERVATORY, three reception rooms and integral garage, standing within a small cul de sac to the lower part of Erw Goch convenient for the town centre.

This versatile family home affords an enclosed porch with cloakroom and WC, lounge, day room, dining room and large conservatory, fitted kitchen/breakfast room, utility, first floor landing, greatly extended main bedroom with large dressing room with a range of fitted wardrobes and cupboards, three further bedrooms and shower room. Double glazed and gas central heating. Wide driveway for 2/3 cars with large integral garage, enclosed and private gardens to rear. Inspection recommended.



GROSS INTERNAL AREA
FLOOR 1: 600 sq.ft. FLOOR 2: 676 sq.ft.
EXCLUDED AREAS: GARAGE 195 sq.ft. CONSERVATORY 150 sq.ft.
TOTAL: 1,226 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			
England & Wales		62	76
	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		

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**

UPVC double glazed door leading to enclosed hall.

HALL

Radiator, tiled floor.

CLOAKROOM

White suite comprising pedestal wash basin and WC, part tiled walls to a decorative motif, high level double glazed window, matching flooring.

LOUNGE

5.26m x 4.01m (17'3" x 13'2")



Spacious and well lit room with a wide double glazed window to front with vertical blinds, Adams style fireplace in white marble with matching hearth and coal effect Living Flame electric fire, TV point, staircase rising off, low level radiator. Square archway to adjoining day room.

**DAY ROOM**

2.90m x 2.69m (9'6" x 8'10")



Low level radiator

DINING ROOM

3.76m x 3.48m (12'4" x 11'5")



Timber panelled and glazed doors leading to dining room, double glazed window to side with vertical blind, panelled radiator. Modern double glazed patio window opening to conservatory.

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/PMW



CONSERVATORY

4.14m x 3.48m (13'7" x 11'5")



A large addition to the house with a private aspect over the rear garden, it has double glazed windows to three sides with integrated blinds together with a polycarbonate pitched roof, double glazed door leading out, ceramic tile flooring, wall mounted electric radiator.

KITCHEN

3.48m x 2.69m (11'5" x 8'10")



Fitted base and wall units with a white woodgrain effect finish to door and drawer fronts, contrasting blue stone effect working surfaces to include an inset 1.5 bowl sink with drainer and mixer tap, inset four ring electric hob with convector hood and light above, integrated Stoves double oven, pelmet lighting over the sink area, integrated Bosch dishwasher, integrated fridge, ceramic tile flooring, double glazed window with pleasing aspect over the rear garden, panelled radiator.

REAR PORCH/UTILITY

2.69m x 1.32m (8'10" x 4'4")



Matching base and wall units and working surface, Baxi gas fired boiler, double glazed window, door to side, matching flooring.

INTEGRAL GARAGE

6.05m x 2.67m (19'10" x 8'9")

Electric roller shutter door leading in, electric light and power installed, plumbing for washing machine. Double glazed door to side.

FIRST FLOOR LANDING

Fitted airing cupboard with pre-lagged cylinder and slatted shelving.

BEDROOM ONE

3.68m x 3.38m plus 2.72m x 2.64m (12'1" x 11" plus 8'11" x 8'8")



A greatly extended room with dual aspect towards Ruthin castle and the spire of Ruthin church, it benefits from an extensive range of fitted wardrobes comprising two double and one single door robe together with matching dressing table, chest of drawers and bedside cabinets, further walk-in cupboard, vanity with inset bowl, wall mirror, panelled radiator.



DRESSING ROOM



BEDROOM TWO

4.11m x 2.79m (13'6" x 9'2")



Wide double glazed window to front with vertical blind, fitted wardrobe, panelled radiator.

BEDROOM THREE

3.58m x 2.59m (11'9" x 8'6")

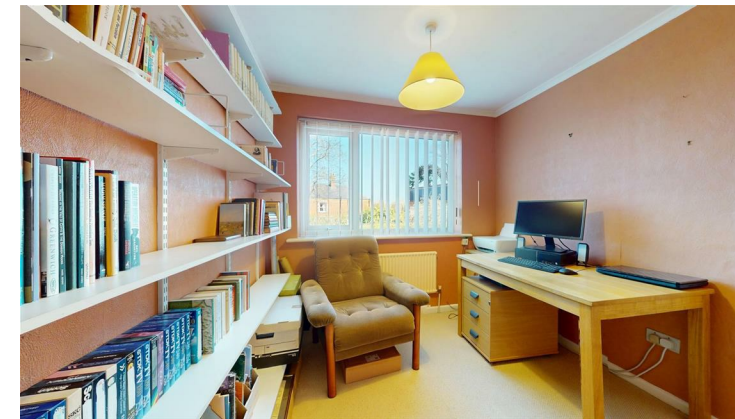


Double glazed window to front with vertical blind, fitted

bulkhead cupboard, vanity unit with inset bowl and mirror, panelled radiator.

BEDROOM FOUR

2.69m x 2.59m (8'10" x 8'6")



Double glazed window to rear with blind, panelled radiator.

SHOWER ROOM



Corner shower cubicle with high output shower, pedestal wash basin and WC, fitted cabinet to one wall with woodgrain effect finish, double glazed window, fully tiled walls with inset lighting, pine clad ceiling, ceramic tile floor finish, panelled radiator.

OUTSIDE



The property stands in a small cul de sac to the lower part of Erw Goch with a wide tarmac driveway leading in providing ample space for parking 3 cars together with a low maintenance front landscaped garden with low level brick walling, gravelled areas and ornamental acer. To the right hand side is a timber framed and panelled garden shed whilst to the left hand side a gated entrance leads to the rear garden.

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. Continue for some 50 yards and turn left into the cul-de-sac and the house is on the left.

AGENTS NOTES

COUNCIL TAX

TENURE

Freehold.

***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.