

6 Clos Hendre, Ruthin, LL15 2AQ



Approximate total area¹⁰

882 ft²
82 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		84	95
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.

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6 Clos Hendre **NEW**
Ruthin,
LL15 2AQ **£265,000**

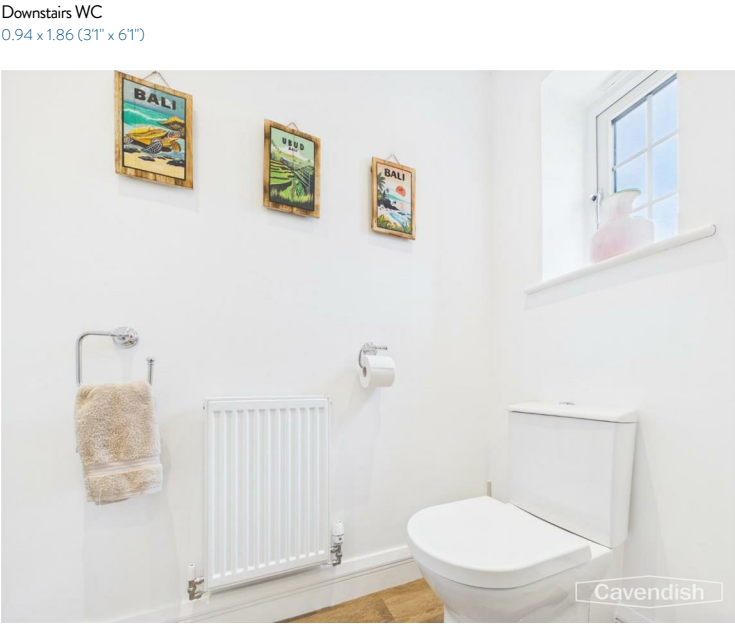
6 Clos Hendre **NEW**
Ruthin,
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NEW
£265,000

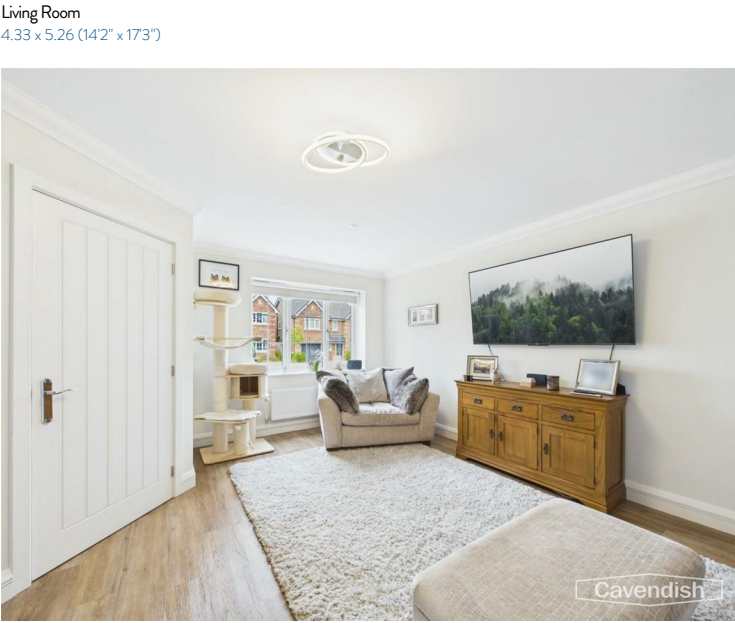
NO ONWARD CHAIN

A well-presented three-bedroom end-of-terrace property in Llanfair Dyffryn Clwyd offering modern living accommodation. The home features a bright living room, a contemporary kitchen with patio doors opening onto the largest garden on the plot of terraces, a master bedroom with ensuite, and practical extras including a downstairs WC and parking for up to three cars.

Entrance Hall
1.20 x 1.75 (3'11" x 5'8")
A practical entrance hall with white panelled doors and neutral décor. The space benefits from a radiator and power points, providing access to the downstairs WC, living room and the rest of the property with a clean, light finish.



A useful cloakroom fitted with a white WC and basin. It has a frosted window to the front elevation and a radiator.

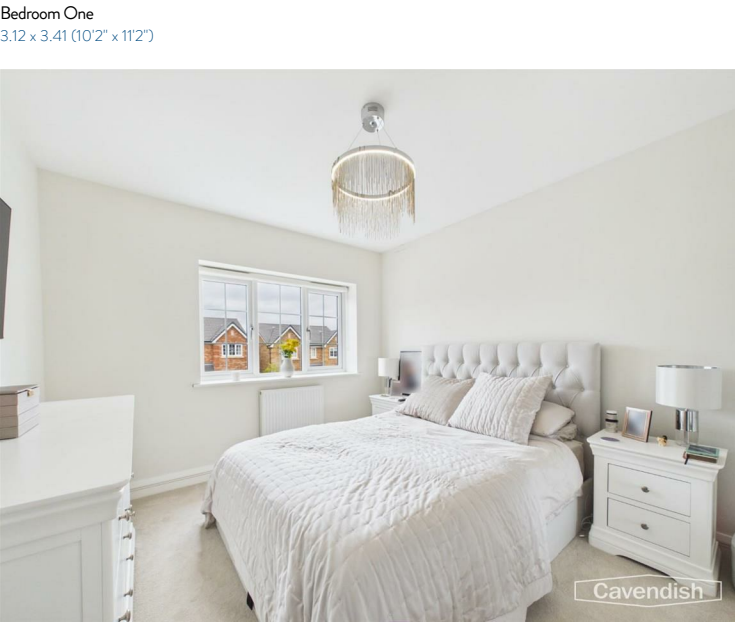


A bright and spacious living room with a window to the front elevation, wood-effect flooring and understairs storage cupboards. The room features a radiator, power points and leads through to the kitchen as well as the staircase to the first floor.

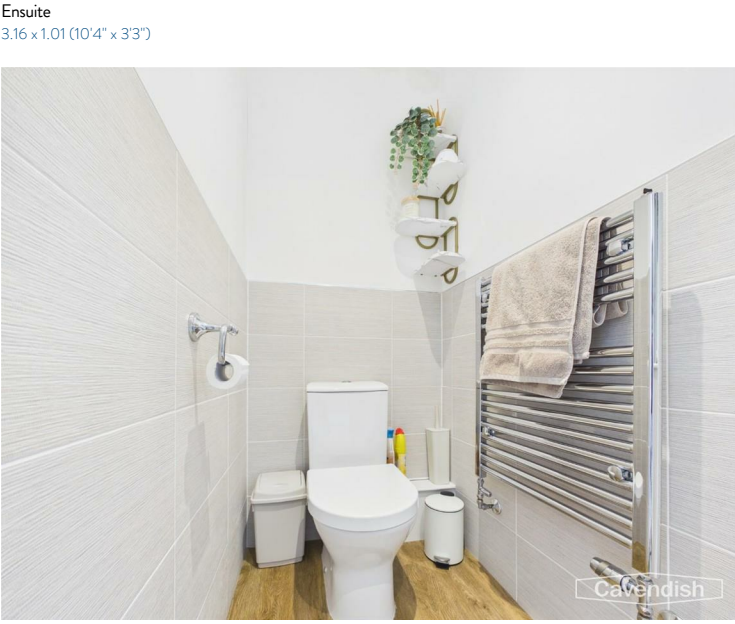


A modern fitted kitchen with white shaker-style units, a Zanussi oven and a 4-ring induction hob. There is a radiator, power points, a window to the rear elevation and patio doors that open directly onto the garden, creating a light and sociable open-plan space.

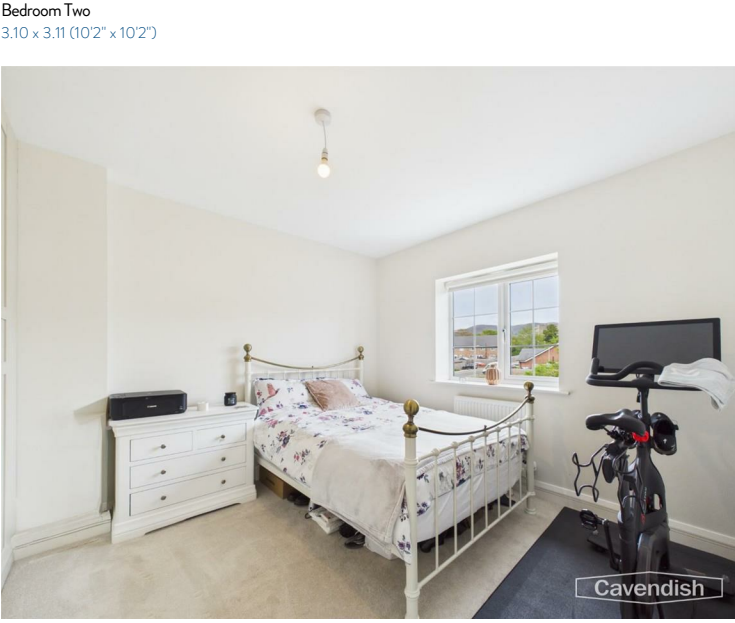
Landing
1.99 x 3.95 (6'6" x 12'11")
A light landing with a window to the side elevation, a radiator, power points and access to the loft. A useful airing cupboard with a power point and potential space for a tumble dryer.



A generous double bedroom with a window to the front elevation, a radiator and power points. The room benefits from an ensuite.



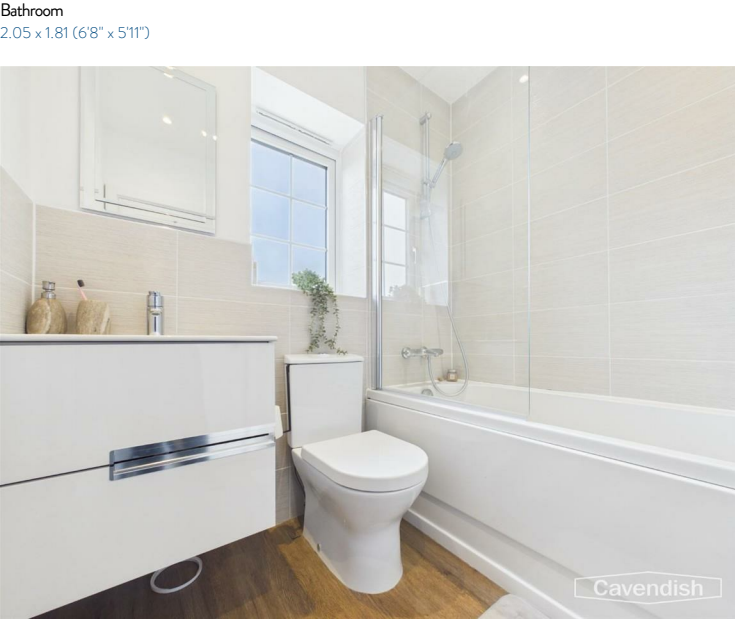
A good-sized ensuite shower room fitted with a walk-in shower, basin and WC, plus a ladder-style radiator.



A good-sized double bedroom with a window to the rear elevation, integrated wardrobes, a radiator and power points.



A versatile bedroom with a window to the front elevation, a radiator and power points. Ideal as a single bedroom, child's room or home office.



A contemporary family bathroom with a panelled bath and shower, vanity basin and WC. It features a ladder-style radiator and a frosted window to the rear elevation.