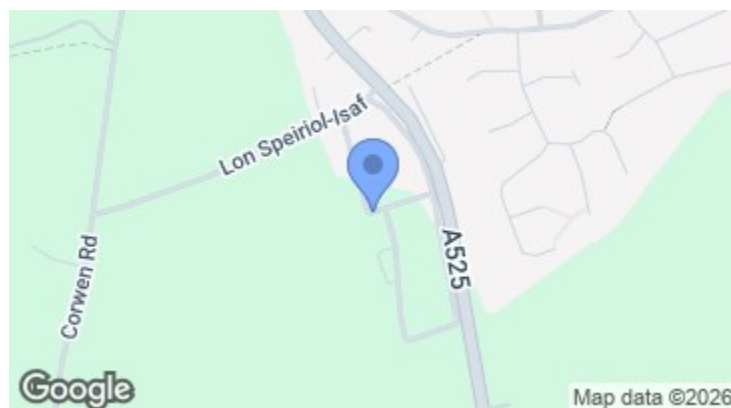




GROSS INTERNAL AREA  
FLOOR 1: 1097 sq.ft, FLOOR 2: 463 sq.ft  
TOTAL: 1560 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		54	69
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



**8 Ffordd Gwynach**  
Ruthin, Denbighshire,  
LL15 1DE

**Offers Over**  
**£350,000**

**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.

AN EXTENDED AND WELL PROPORTIONED 3 DOUBLE BEDROOM LINK-DETACHED DORMER BUNGALOW WITH GARAGE, STANDING IN A LARGE CORNER PLOT TO THE CENTRE OF THIS VERY POPULAR RESIDENTIAL AREA CLOSE TO TOWN.

An ideal family home it affords a large central hall, spacious lounge with dual aspect, large kitchen/dining room with a gas fired Rayburn range, twin glazed doors to conservatory, bedroom 3 and bathroom, utility room and side porch. first floor landing with cloaks and two large double bedrooms.

Integral garage with storage loft over. Large lawns to front and side with wide drive and an enclosed low maintenance garden to rear. NO CHAIN.



**LOCATION**

The medieval 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 with matching panels to either side leading to central hallway.

**CENTRAL HALLWAY**

Wide staircase rising off, panelled radiator. Burglar alarm.

**LOUNGE**

6.65m x 3.99m (21'10" x 13'1")



A spacious and well lit room with two double glazed windows, Adams style fireplace with white composite stone effect fire surround with marble insert and hearth and coal effect Living Flame gas fire, TV point, coved ceiling, window blinds, two panelled radiators.

**INNER HALL/STUDY AREA**

Fitted worktop together with airing cupboard with bi-fold door and pre-lagged cylinder with slatted shelving, woodgrain effect floor finish, radiator.

**KITCHEN/DINING ROOM**

4.88m x 3.81m (16' x 12'6")



Farmhouse style kitchen/dining room with black enamelled gas fired Rayburn with hot plate, ovens and back boiler providing hot water and central heating, modern range of cabinets with cream finish to door and drawer fronts to a shaker style with stone effect working surfaces to include inset one and half bowl stainless steel sink with mixer tap and drainer, inset four ring electric hob, double glazed window with blind and aspect along Ffordd Gwynach, ceiling downlighters, ceramic tile flooring. Twin glazed doors leading to conservatory.

**UTILITY ROOM**

2.74m x 2.54m (9' x 8'4")



Fitted base unit with roll edge working surface to include inset single drainer sink, void and plumbing for washing machine and dishwasher, tiled splashback, further fitted unit with space for fridge and upright fridge/freezer, wall cabinet, double glazed window, glazed and panelled door leading to side porch.

**SIDE PORCH**

Double glazed window, door to rear, panelled radiator.

**CONSERVATORY**

3.53m x 3.18m (11'7" x 10'5")



Enjoying a private aspect over the rear garden, it has double glazed windows and doors leading out, polycarbonate pitched roof, tiled floor to match kitchen.

**BEDROOM THREE**

3.99m x 3.05m (13'1" x 10'0")



Double glazed window to front with vertical blind, panelled radiator.

**BATHROOM**

White suite comprising panelled bath with grip handles, separate walk-in shower cubicle with bi-fold door and electric shower over, pedestal wash basin and WC, part tiled walls, double glazed window, panelled radiator.

**FIRST FLOOR LANDING**

Double glazed window to front, panelled radiator.

**BEDROOM ONE**

4.09m x 4.06m (13'5" x 13'4")



Double glazed window to front with views across Ffordd Gwynach towards wooded countryside, part vaulted ceiling, panelled radiator.

**BEDROOM TWO**

4.09m x 3.99m (13'5" x 13'1")



Double glazed window to front with views across Ffordd Gwynach towards wooded countryside, part vaulted ceiling, panelled radiator.

**CLOAKROOM**

White suite comprising wash basin and WC, access to useful under eaves storage area.

**OUTSIDE**

The property stands in a large corner plot with low level brick wall extending around the front boundary. There is a wide entrance to one side opening to the drive with ample space for parking two cars and access to the integral garage. The front garden is mainly lawned with pathway leading round to the rear.

The rear garden has been designed for low maintenance with an extensive flagged patio, large slated area together with screen fencing to two sides.

**INTEGRAL GARAGE**

4.88m x 3.05m (16' x 10'0")

Roller shutter door to front, electric light and power installed, personnel door to rear, there is a pull down loft ladder to a very useful storage area above with Velux roof light.

**COUNCIL TAX**

Denbighshire County Council - Tax band E

**TENURE**

Understood to be Freehold

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road for approximately one-third of a mile and take the first right adjoining Maes y Dre. Take the second turn into Ffordd Gwynach and the property is the last one on the left.

**\*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/PMW