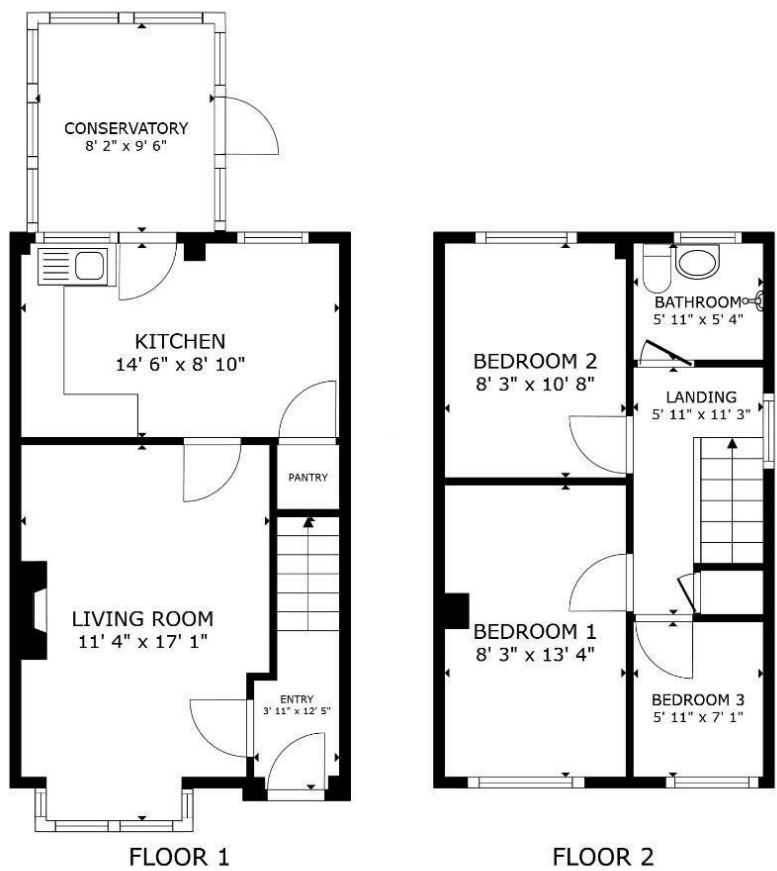
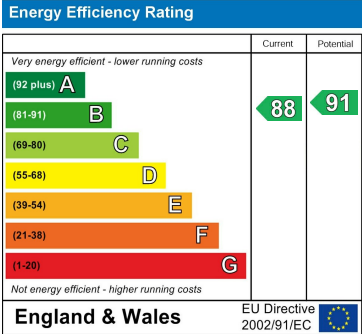


51 Bro Deg, Ruthin, Denbighshire, LL15 1YQ



GROSS INTERNAL AREA  
FLOOR 1 448 sq.ft. FLOOR 2 353 sq.ft.  
TOTAL : 801 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



51 Bro Deg  
Ruthin, Denbighshire,  
LL15 1YQ

Price  
£200,000

A THREE BEDROOM SEMI-DETACHED HOUSE WITH CONSERVATORY, off road parking and enclosed garden, forming part of the popular Bro Deg development on the periphery of Ruthin town centre. Affording ideal accommodation for a young family or first time buyer with the benefit of gas fired central heating system with updated boiler, solar Pv panels and double glazing. To the rear is a pleasant enclosed garden with patio and timber garden shed. The property affords scope for some updating and in brief comprises; entrance hall, spacious living room, kitchen/diner with range of wood effect fronted units, conservatory, three bedrooms and shower room. No onward chain.

**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 front door to entrance hall.

ENTRANCE HALL

Staircase to the first floor, telephone point and double panelled radiator.

LIVING ROOM

5.13m x 3.45m (16'10" x 11'4")



Double glazed square bay window to the front, TV aerial point and single panelled radiator.

KITCHEN/DINER

4.47m x 2.64m (14'8" x 8'8")



Fitted with a range of wood effect fronted base and wall units with contrasting stone effect work surfaces, inset sink unit with mixer tap and tiled splashback. Space for electric cooker, plumbing for washing machine and void for fridge/freezer. Double glazed window, double panelled radiator, wall cupboards and deep downstairs storage cupboard. Double glazed internal door to conservatory.



CONSERVATORY

2.74m x 2.26m (9' x 7'5")



Built on a brick base with UPVC double glazed windows and matching exterior door to the garden. Pitched polycarbonate roof covering, radiator, power points and suspended fan/light unit.

FIRST FLOOR LANDING



Double glazed window, loft access and built in cupboard housing a Logic Combi C24 gas fired central heating boiler.

BEDROOM ONE

4.04m x 2.49m (13'3" x 8'2")



Double glazed window to the front and radiator.

BEDROOM TWO

3.28m x 2.51m (10'9" x 8'3")



Double glazed window to the rear and radiator.

BEDROOM THREE

2.11m x 1.88m (6'11" x 6'2")



Double glazed window to the front and radiator.

SHOWER ROOM

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



Fitted with a walk in shower with fitted seat, sliding door and Triton electric shower unit, pedestal wash basin and WC. Part tiled walls, laminate panelling for ease of maintenance, double glazed window and double panelled radiator.

OUTSIDE

Block paved frontage with concrete driveway to the side of the house providing parking. Outside lights and gated access from the driveway leading through to the rear garden.

REAR GARDEN



To the rear is a pleasant fully enclosed lawn garden with part paved and brick areas and timber garden shed.



DIRECTIONS

From the agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road over the pelican crossing for 150yds and take the left turning into Erw Goch. Follow the road up the hill, taking the first right into Maes Cantaba and thereafter on reaching the T junction bear right into Bro Deg. Follow the road around to the left and left into the cul de sac whereupon the property will be found after a short distance on the left hand side.

COUNCIL TAX

Denbighshire County Council - Tax band C

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 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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW