

GROSS INTERNAL AREA
FLOOR 1 660 sq.ft. FLOOR 2 738 sq.ft.
EXCLUDED AREAS : GARAGE 231 sq.ft.
TOTAL : 1,398 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	
	77
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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



10 Lon Menlli
Ruthin, Denbighshire,
LL15 1RE

Price
£295,000

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.

IN NEED OF MODERNISATION AND REFURBISHMENT.

An extended and spacious four bedroom detached house with integral garage standing in an established and popular residential area approximately 0.75 miles from the town centre. The well proportioned accommodation affords outbuilt and enclosed porch, entrance hall, through lounge/dining room, kitchen with adjoining breakfast room, rear porch and cloaks with WC, first floor landing, extended main bedroom, three further double bedrooms, bathroom and separate WC. Tarmacadam driveway leading to an integral garage with lawned garden to front and enclosed garden area to rear.



LOCATION

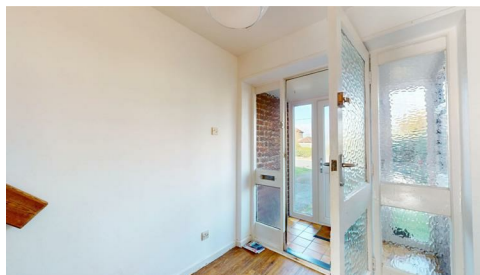
The medieval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES**ENTRANCE PORCH**

UPVC and double glazed door with matching panels to either side leading to an enclosed outbuilt porch with tiled floor, glazed inner door and screen leading to hall.

HALL

3.25m x 2.11m (10'8" x 6'11")



Staircase rising off with enclosed cupboard, panelled radiator.

THROUGH LOUNGE/DINING ROOM

7.42m x 3.33m (24'4" x 10'11")



A well lit room with two double glazed windows, brick fireplace and Living Flame electric coal fire, TV point, two panelled radiators.

**KITCHEN**

3.10m x 2.49m (10'2" x 8'2")



Fitted base and wall units with wood grain effect finish to door and drawer fronts, contrasting working surfaces to include inside single drainer sink, space for electric and gas cooker, void and plumbing for dishwasher, fitted shelving, part tiled walls and floor.

BREAKFAST/DINING ROOM

3.40m x 3.18m (11'2" x 10'5")



Panelled radiator, double glazed window. Glazed door leading to outbuilt side porch.

SIDE PORCH

1.88m x 1.07m (6'2" x 3'6")

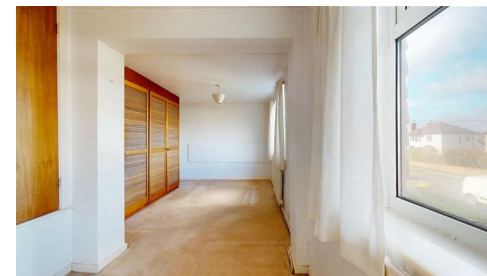
Outbuilt side porch with heather brown tiled floor with fitted worktop and plumbing installed for washing machine, single glazed window with aspect towards the Clwydian Hills.

CLOAKROOM

Double glazed window, wash basin and WC.

FIRST FLOOR LANDING**BEDROOM ONE**

5.72m x 2.97m (18'9" x 9'9")



An extended room with two double glazed windows to front with views across town towards the Clwydian Hills, outbuilt louver door wardrobes, fitted bulkhead cupboard, two panelled radiators.

**BEDROOM TWO**

4.17m x 3.33m (13'8" x 10'11")



Double glazed window to front, panelled radiator.

BEDROOM THREE

4.45m x 3.40m (14'7" x 11'2")



Double glazed window to rear, panelled radiator.

BEDROOM FOUR

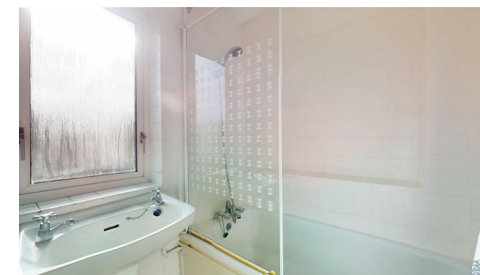
3.25m x 3.05m (10'8" x 10')



Double glazed window to rear, fitted double door wardrobe, single door airing cupboard, panelled radiator.

BATHROOM

2.01m x 1.65m (6'7" x 5'5")



White suite comprising panelled bath with screen and combination shower and tap unit, pedestal wash basin.

SEPARATE CLOAKROOM

1.88m x 0.74m (6'2" x 2'5")

Low level WC.

OUTSIDE

The property is set back from Lon Menlli with tarmac driveway leading in for two cars and access to integral garage. Open plan lawned garden to front with conifer screen hedging in part. To the rear is a mainly south facing garden with domestic area, small decked patio, large lawned garden from which there are views eastwards towards the Clwydian Hills.

**INTEGRAL GARAGE**

5.41m x 2.49m widening in part to 3.35m (17'9" x 8'2" widening in part to 11')

Metal up and over door leading in, Worcester gas fired combination boiler providing heating and hot water.

DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right and follow the road over the pelican crossing for approximately 150yds and turn left into Erw Goch. Follow the road up the hill and continue past the turnings for Maes Cantaba and Llwyn Menlli and the property is on the right.

COUNCIL TAX

Denbighshire County Council - Tax Band E

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.

VIEWING

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

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

HE/PMW