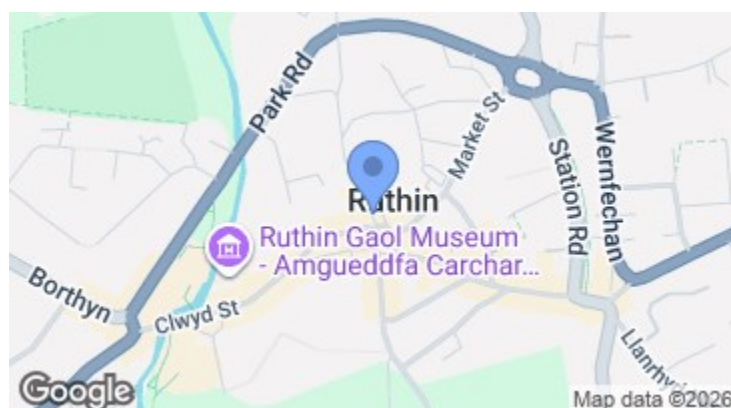


GROSS INTERNAL AREA  
FLOOR 1 305 sq.ft. FLOOR 2 299 sq.ft. FLOOR 3 187 sq.ft.  
TOTAL : 791 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	
56	87
England & Wales	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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



**Saddlers Cottage St. Peters Square**  
Ruthin, Denbighshire,  
LL15 1AA

**Price**  
**£235,000**

**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 ATTRACTIVE THREE STOREY, THREE BEDROOM MID-TERRACED TOWNHOUSE with parking and very extensive gardens to rear with patio, central lawn, modern timber framed cabin providing an ideal home office and fine views across Ruthin towards the Clwydian Hills, located in a quiet and secluded backwater just off St Peters Square in the heart of the historic town centre. The accommodation affords open plan lounge/dining and kitchen with a modern range of units. First floor landing, two bedrooms and bathroom, second floor main bedroom with fitted wardrobes. Mainly double glazed and gas central heating. Parking space to front.



**LOCATION**



Located in the heart of the town, set back some 40 yards in a quiet backwater just off St. Peters Square.

**THE ACCOMMODATION COMPRISES**

**FRONT ENTRANCE**

Canopy entrance with a glazed and stable type door leading to open plan kitchen/living and dining room.

**KITCHEN/LIVING/DINING ROOM**

5.61m x 5.28m (18'5" x 17'4")



A spacious room with double glazed window and glazed door opening onto the rear garden from which there are truly splendid views across Ruthin towards Moel Famau and the Clwydian Hills. The kitchen is fitted base and wall units with an off-white high gloss finish to door and drawer fronts and contrasting wood grain effect working surfaces to include inset single drainer sink with mixer tap, inset four ring gas hob together with Neff oven and extractor hood, void and plumbing for

washing machine, space for upright fridge/freezer, former fireplace with exposed beam together with heavy beamed ceiling, wood grain effect floor finish, wall light points, panelled radiator. Staircase rising off with understairs cupboard leading to the first floor landing.



**FIRST FLOOR LANDING**

**BEDROOM TWO**

4.24m x 2.72m (13'11" x 8'11")



Double glazed window to front, fitted cupboard, wood grain effect floor finish, panelled radiator.

**BEDROOM THREE**

3.43m x 2.13m (11'3" x 7')



Double glazed window to rear with far reaching views across town towards the Clwydian Hills, wood grain effect floor finish, panelled radiator.

**BATHROOM**

2.08m x 1.78m (6'10" x 5'10")

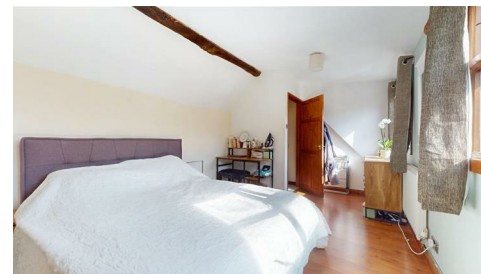


White suite comprising panelled bath with high output shower over, pedestal wash basin and WC, part tiled walls with decorative dado, chrome towel radiator.

**SECOND FLOOR LANDING**

**BEDROOM ONE**

4.52m x 3.25m (14'10" x 10'8")



A well lit room with two double glazed windows to front with aspect towards the

spire of St Peters Church, built-in double door wardrobe with hanging rail and high level shelf, wood grain effect floor finish, under eaves storage area, panelled radiator.



**OUTSIDE**



The rear garden is a particular feature of the house as it is much larger than average with a wide printed concrete and gravelled patio area immediately adjoining the house together with raised planters and steps leading down to a shaped lawned garden together with gravelled pathways and further patio area beyond. To the rear is a very useful garden store room.



**CABIN**

3.51m x 3.48m (11'6" x 11'5")



A purpose built timber framed Austrian style cabin with deep canopy entrance and raised deck, it has twin doors leading into a large central room lined internally with electric light and power installed. It also benefits from a wood burning stove.

**DIRECTIONS**

From the office proceed towards the post office and Church and turn right immediately adjoining Gamlins solicitors.

**COUNCIL TAX**

Denbighshire County Council - Tax Band C

**TENURE**

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