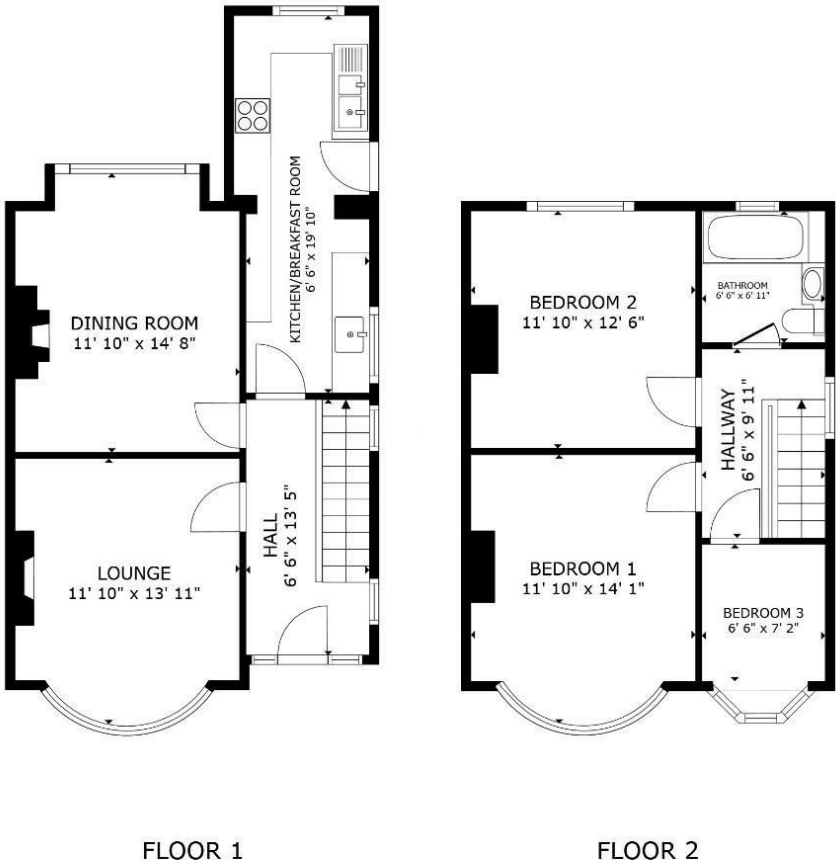


Rhyd St. Meugans, Ruthin, Denbighshire, LL15 1RD



GROSS INTERNAL AREA
FLOOR 1 554 sq.ft. FLOOR 2 481 sq.ft.
TOTAL : 1,035 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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish

ESTATE AGENTS

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Rhyd St. Meugans

Ruthin, Denbighshire,
LL15 1RD

Price
£330,000

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 three bedroom semi-detached house, modernised and refurbished to provide a comfortable family home, standing in a corner plot with long paved drive and detached garage.

Located in this highly regarded and sought-after residential area with open and far reaching northerly and easterly views across The Vale towards the Clwydian Hills. The accommodation affords: recessed entrance to entrance hall, lounge with double glazed bay window affording far reaching views of the Clwydian Hills, dining room, extended fitted kitchen/breakfast room with some appliances.

First floor landing, 2 bedrooms with far reaching views, bedroom 2 with aspect to rear, modern fitted bathroom, gas ch. Driveway with extensive parking to the front and along one sided, together with a mainly lined detached garage with electric and cloakroom with w.c. Quiet private west facing garden to the rear paved patio and lawned area.

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

Arched entrance with a recessed porch with UPVC double glazed front door with matching panels to either side leading to a spacious hall.

HALL

4.09m x 1.98m (13'5" x 6'6")



Wide staircase rising off with yellow pine balustrade, newel post and spindles, diamond shaped double glazed window, traditional double glazed window, woodgrain effect floor covering, panelled radiator.

LOUNGE

4.24m x 3.61m (13'11" x 11'10")



A spacious room with splendid views to the front via a shallow bay window with double glazed units and decorative upper lights to an Art Nouveau style, Victorian style fireplace with decorative tiling, surround and raised hearth, picture rail, wall light points, panelled radiator.

DAY LOUNGE/DINING ROOM

4.47m x 3.61m (14'8" x 11'10")



Double glazed window to rear, fitted Efel stove, fitted shelving to recess, picture rail, panelled radiator.

EXTENDED KITCHEN/BREAKFAST ROOM

6.05m x 1.98m (19'10" x 6'6")



Fitted with an extensive range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting stone effect working surfaces to include an inset 1.5 bowl stainless steel sink with mixer tap, new Bosch inset four ring gas hob together with new Kenwood double oven, extractor hood, void and plumbing for washing machine and space saver dishwasher, further worktop with round bowl, Vaillant wall mounted gas fired combination boiler, slate effect flooring, ceiling downlighters, three double glazed windows, matching door to side, panelled radiator.



FIRST FLOOR LANDING

Double glazed window to side, access to loft with pull down ladder.

BEDROOM ONE

4.29m x 3.61m (14'1" x 11'10")



Shallow bay window to front with wide double glazed window affording stunning views of the Clwydian Hills, picture rail, pine boarded floor, panelled radiator.

BEDROOM TWO

3.81m x 3.61m (12'6" x 11'10")



Double glazed window to rear, picture rail, panelled radiator.

BEDROOM THREE

2.18m x 1.98m (7'2" x 6'6")



An attractive bow window to front with three sections, all double glazed and affording delightful views, panelled radiator.

BATHROOM

2.11m x 1.98m (6'11" x 6'6")



Luxury modern suite comprising P-shaped bath with glazed screen and high output shower over with monsoon style head, fitted cabinet incorporating wash basin and low level WC, wall mounted medicine cabinet with mirror, extractor fan, downlighters, part tiled walls with stone effect finish, matching flooring, chrome towel radiator.

OUTSIDE

The property stands in a corner plot with a long brick built boundary wall extending along the length of the right hand boundary. It has a wide entrance with block paved driveway which extends across the front elevation and along the side providing extensive parking and access to the detached garage. Lawned garden area to front adjoining the driveway with an enclosed and quite private lawned garden to rear.

GARAGE

4.70m extending to 5.74m x 2.74m (15'5" extending to 18'10" x 9')

Metal up and over door to front, it has been part lined and painted with tiled floor, electric light and power, single glazed window, panelled door to side.

CLOSET

Low level WC and wash basin (cold supply).

REAR GARDEN



Quite private rear garden with lawn and matching block paved patio which extends around the kitchen extension to the window adjoining the dining room.

DIRECTIONS

From the Agent's Ruthin Office proceed down Market Street and at the roundabout take the fourth exit on to Station Road. Continue over the zebra crossing and fork immediately left onto Llanrhydd Street. Continue past the hospital and through the sandstone cutting and bear right. Continue for some 400 whereupon the house will be found on the right hand side, just after the right turn for Erw Goch.

COUNCIL TAX

TENURE

Freehold

*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