



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 810 sq.ft. FLOOR 2 696 sq.ft.
TOTAL : 1,506 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	
(82 plus) A	83
(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



Cymralis, 19 Maes Ffynnon

Ruthin,
LL15 1LX

Price
£310,000

A DETACHED 3/4 BEDROOM HOUSE WITH CONSERVATORY AND AN ENVIABLE SOUTHERLY ASPECT OVER CAE DDOL LAKE AND ALONG THE VALE TOWARDS RUTHIN CASTLE AND BEYOND, LOCATED IN A VERY SECLUDED SETTING JUST OFF THE MAIN MAES FFYNNON CUL-DE-SAC, JUST OFF MWROG STREET AND ABOUT 0.3 MILE FROM THE TOWN CENTRE.

This individually designed house stands in a delightful setting with an open southerly aspect from the gardens and patio over the lake, playing fields and beyond farmland as far as the eye can see. It stands in a corner plot with ample parking and a large covered carport to one side. It affords a large central reception hall with cloaks & w.c., lounge with adjoining conservatory, dining room/occ. bedroom 4. kitchen/breakfast room, side hall and utility room. First floor central landing, bedroom 1 with 'juliet balcony' and en-suite shower, 2 further bedrooms and large modern bathroom with shower. Gas heating & double glazing.

INSPECTION RECOMMENDED.

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.

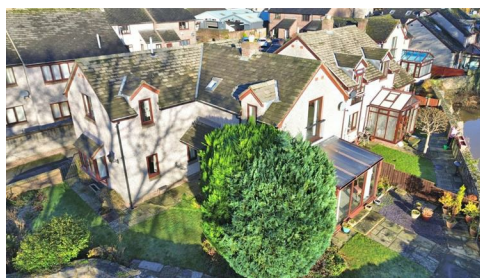
MISREPRESENTATION ACT 1967

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

Canopy entrance porch with light point, mahogany wood grain effect and double glazed door with matching side panel leading to central hall.

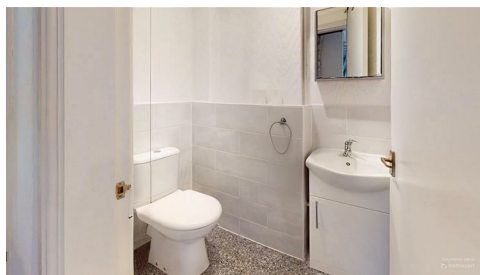
CENTRAL HALL

4.85m max x 2.54m max (15'11" max x 8'4" max)



Turned staircase rising off with enclosed cupboard beneath, deep coved ceiling, fitted cloaks cupboard with hanging rail and shelf, panelled radiator.

CLOAKROOM



Modern white suite comprising wash basin and cupboard with low level WC, part tiled walls, extractor fan, mirror fronted cabinet.

LOUNGE

4.57m x 3.96m (15' x 13')



An attractive room with fine Adams style fireplace and hearth with polished granite insert and hearth and white painted fire surround, coal effect Living Flame gas fire, arched display niche with TV point, window to side, wall light points, coved ceiling, panelled radiator. Twin hardwood glazed doors opening to conservatory.



CONSERVATORY

3.61m x 2.34m (11'10" x 7'8")



Designed to take full advantage of the delightful aspect over Caer Ddol and the park towards the rugby club, lake and Ruthin castle, it has double glazed windows to three sides together with a sliding patio door leading to the south facing and enclosed garden.

DINING ROOM

4.45m x 3.38m (14'7" x 11'1")



Deep square bow window with aspect over the park, further window to gable, coved ceiling, panelled radiator.

KITCHEN

3.58m x 3.10m (11'9" x 10'2")



Fitted base and wall units with solid oak panelled door and drawer fronts and contrasting roll edge working surface to include inset two and half bowl sink with mixer tap, inset four ring gas hob with convector hood above, integrated double oven, void and plumbing for dishwasher, tiled splashback, dual aspect with two double glazed windows, ceramic tiled flooring, panelled radiator.

SIDE HALL

Double glazed door leading to the carport, deep recess ideal for an upright fridge/freezer.

UTILITY ROOM

2.21m x 1.17m (7'3" x 3'10")



Plumbing for washing machine, built in double door storage cupboards with shelving, tiled floor.

FIRST FLOOR LANDING

Large central landing, deep airing cupboard with cylinder and slatted shelving, Velux roof light, panelled radiator.

BEDROOM ONE

4.57m x 3.51m (15' x 11'6")



A light and airy room with partially vaulted ceiling, it has a double glazed window leading to a Juliet balcony with truly delightful southerly views over Caer Ddol, the lake and the rugby fields beyond, fitted vanity with inset sink and tiled surround.



CLOAKROOM

Shower cubicle, electric shower, low level WC, extractor fan.

BEDROOM TWO

4.45m x 3.00m (14'7" x 9'10")



Dual aspect with two double glazed windows, partially vaulted ceiling, panelled radiator.

BEDROOM THREE

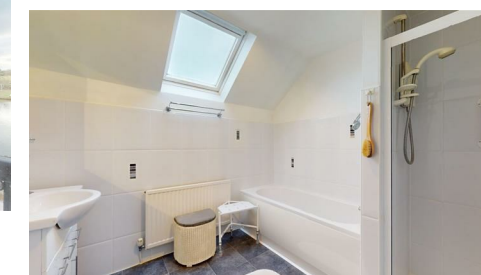
3.10m x 3.58m (10'2" x 11'9")



Fitted wardrobes to one wall comprising two double wardrobes with hanging rails, central shelving unit, locker cupboards above, wall mounted gas fired combination boiler providing heating and hot water, vaulted ceiling with Velux roof light, panelled radiator.

BATHROOM

2.72m x 2.67m (8'11" x 8'9")



Refurbished with a modern white suite comprising panelled bath with combination shower and tap unit, separate walk in shower cubicle with Mira shower, vanity with storage cabinet and large bowl, bidet and low level WC, three quarter tiled walls, partially vaulted ceiling with Velux roof light, mirror with back lighting, stone effect floor finish, panelled radiator.

OUTSIDE



The property stands in a secluded position off the main Maes Ffynnon cul de sac with tarmac driveway leading towards the front elevation where there is a low level brick wall and a wide tarmac driveway leading in to a large carport and thereafter to a domestic area beyond with garden shed. A pathway leads around to the rear of the house to the south facing garden which has been designed to take full advantage of the far reaching views but is also low maintenance with a wide flagged area, slated and shaped lawn

together with ornamental conifers. The pathway extends around to the front of the house with a further lawned area, established flower and shrub borders and gate access onto the driveway.

DIRECTIONS

From the agent's Ruthin office proceed down Clwyd Street an on reaching the junction with Mwrog Street bear left. Continue for approximately 100yds and take the left turning into Maes Ffynnon. On the apex of the bend in the estate road continue straight ahead for some 30 yards and the house will be found set back on the left.

TENURE

To be confirmed.

COUNCIL TAX

Denbighshire County Council - Tax Band F

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