

16 Maes Ffynnon, Ruthin, Denbighshire, LL15 1LX

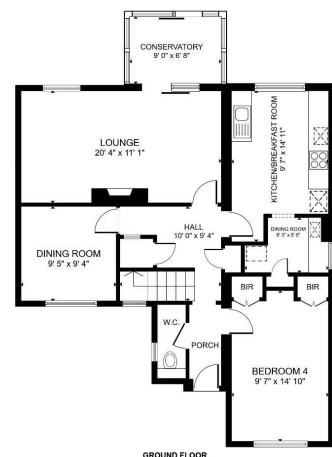
**Cavendish**  
ESTATE AGENTS

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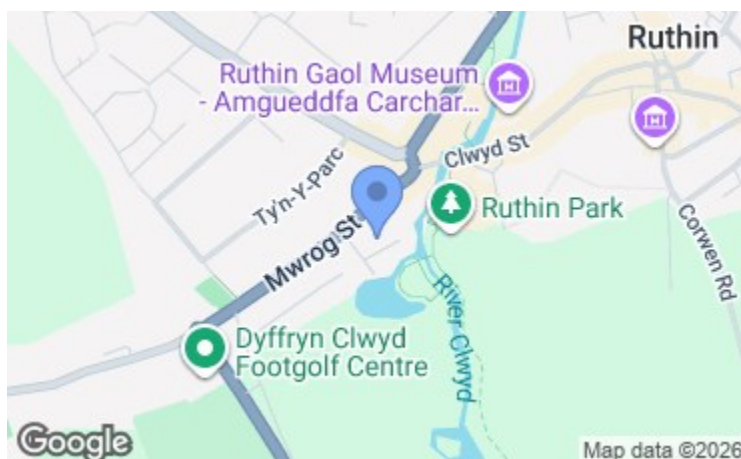
GROUND FLOOR  
GROSS INTERNAL AREA  
GROUND FLOOR ONLY: FLOOR 1: 1,360 sq ft  
TOTAL: 1,441 sq ft

Matterport



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Matterport



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	69	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**16 Maes Ffynnon**  
Ruthin, Denbighshire  
LL15 1LX

**Offers Over**  
**£230,000**

A RARE OPPORTUNITY TO ACQUIRE A FOUR BEDROOM SEMI DETACHED HOUSE within this highly regarded residential area with delightful southerly views to the rear over Cae Ddol Park and Ruthin Rugby Club. Located near to the head of this established cul de sac, this attractive house affords entrance lobby opening to a central hall, cloakroom with WC, an elegant lounge with double glazed patio windows opening to a modern south facing conservatory, dining room, fitted kitchen/breakfast room with utility area and bedroom four. First floor landing, bedroom one with Juliet balcony, fitted wardrobes, dressing area and en suite shower, two further bedrooms and bathroom with WC. Double glazed and with gas central heating, wide tarmac drive for two cars to front. Enclosed low maintenance patio to rear with a truly delightful aspect towards the lake and Cae Ddol Park. Inspection highly recommended.



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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.

## 3D VIRTUAL TOUR

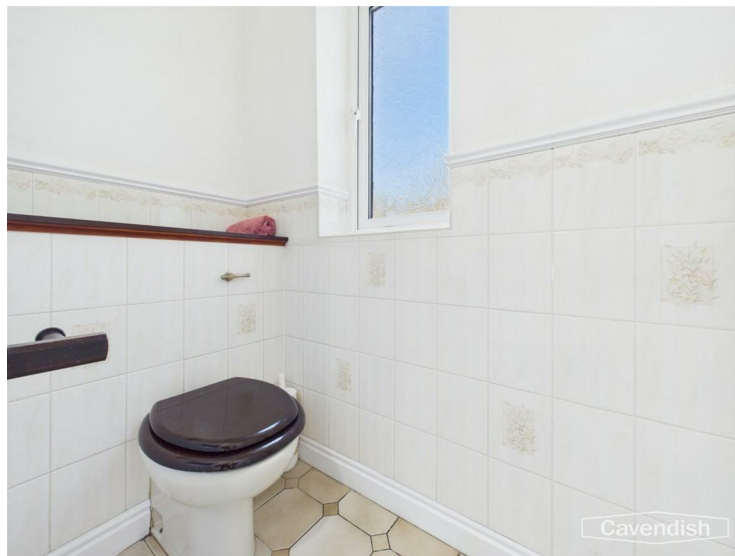
Available to view on-line.

## THE PROPERTY COMPRISES

### ENTRANCE LOBBY

Panelled and glazed door leading into entrance lobby.

### CLOAKROOM



Fitted wash basin within a worktop with storage cupboard beneath and low level WC with concealed cistern, double glazed window and tiled floor.

### CENTRAL HALL

Turned staircase rising off, enclosed downstairs cupboard, dado rail, fitted cloaks cupboard with hooks and high level shelf, panelled radiator. Twin panelled doors opening to lounge.

## LOUNGE

6.20m x 3.38m (20'4" x 11'1")



A very attractive room to the rear of the house designed to take full advantage of the pleasing southerly views over the park, it has an attractive Adam style fireplace with marble insert and hearth and a white painted surround, fitted electric fire. Moulded coved ceiling, wall light points, TV point, two panelled radiators. Double glazed sliding patio door to conservatory.

## CONSERVATORY

2.74m x 2.03m (9' x 6'8")



Also designed to take full advantage of the pleasing aspect

## 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.

## VIEWING

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

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

HE/PMW

over Cae Ddol Park together with pond and distant views of the rugby pitch, it is of UPVC double glazed construction with a pitched polycarbonate roof and sliding door leading out to the patio. Tiled floor.

## DINING ROOM

2.87m x 2.84m (9'5" x 9'4")



Double glazed window to front, panelled radiator.

## KITCHEN/BREAKFAST ROOM

4.55m x 2.92m (14'11" x 9'7")



Fitted with a range of base and wall mounted cupboards and drawers with a white painted finish to door and drawer fronts and white working surfaces, it includes an inset single drainer

sink with mixer tap, inset four ring electric hob together with convector hood and light above, integrated oven, tiled floor, double glazed window with pleasing southerly views, panelled radiator.

## UTILITY AREA

2.51m x 1.68m (8'3" x 5'6")

Fitted worktop with void and plumbing for washing machine and dishwasher, wall shelving, space for upright fridge/freezer, further fitted cupboard with shelving. Double glazed window, tiled floor to match kitchen.

## BEDROOM FOUR

4.52m x 2.92m (14'10" x 9'7")



Double glazed window with aspect to the front of the house, built in fitted wardrobes with two double door units, locker storage cupboards and central shelf.

## FIRST FLOOR LANDING

Partially vaulted ceiling with Velux rooflight, understairs storage, panelled radiator.

**BEDROOM ONE**

4.32m x 2.54m plus 1.98m x 1.91m (14'2" x 8'4" plus 6'6" x 6'3")



Double glazed French doors opening to a Juliet balcony with pleasing southerly views across Caeddol, fitted wardrobes to one wall, dado rail, panelled radiator.

**JULIET BALCONY**

**DRESSING AREA**

To the front of the house with double glazed window, dado rail, radiator, it also benefits from adjoining shower room.

**SHOWER ROOM**



Fitted cubicle, electric shower, chromed towel electric radiator.

**BEDROOM TWO**

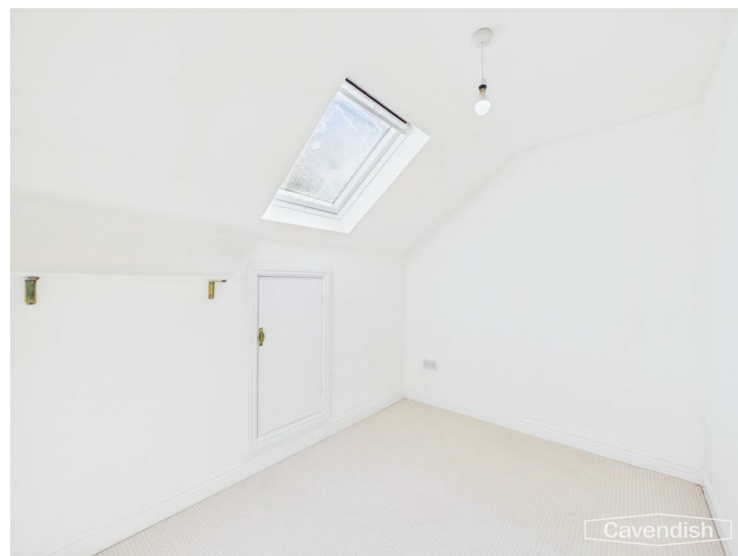
3.38m x 2.97m (11'1" x 9'9")



Double glazed window with pleasing southerly views, panelled radiator.

**BEDROOM THREE**

2.92m x 2.16m (9'7" x 7'1")



High level double glazed Velux rooflight, deep under eaves storage, panelled radiator.

**BATHROOM**

2.92m x 1.98m (9'7" x 6'6")

White suite comprising panelled bath with combination shower and tap unit, pedestal wash basin and WC, half tiled

walls to dado rail, fitted linen cupboard with an Alpha gas fired combination boiler providing heating and hot water. Velux rooflight, panelled radiator.

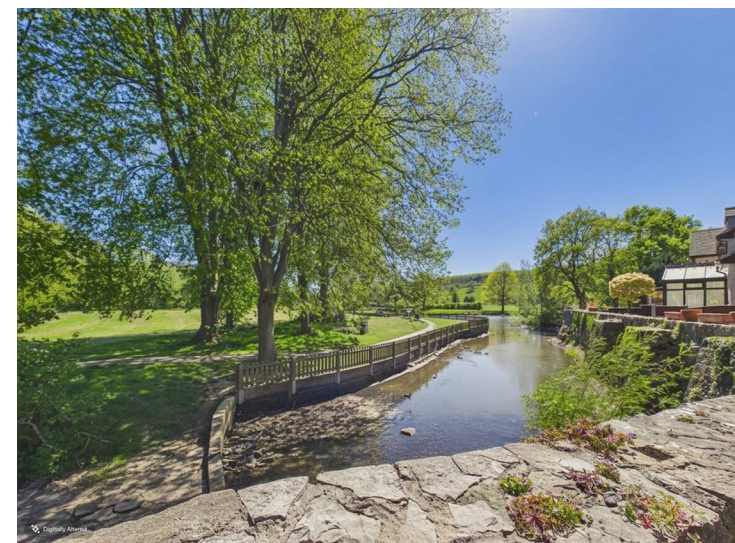
**OUTSIDE**

To the front is a wide tarmac driveway providing ample space for parking two cars with established flower and shrub borders to either side. Gated access to the right hand side leading to the rear.

**REAR GARDEN**

The rear patio is an important feature of the house as it enjoys splendid and open southerly views across Caeddol Park with its spring fed pond and runoff into the nearby river Clwyd. The area is noted for its many country walks along the river Clwyd together with its close proximity to Ruthin Rugby Club.

**VIEWS OVER CAE DDOL**



**DIRECTIONS**

From the agent's Ruthin office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear left. Continue for approximately 100yds and take the left turning into Maes Ffynnon and follow the road around to the left towards the head of the cul de sac and No.16 will be found on the right hand side.

**TENURE**

Understood to be Freehold.

**COUNCIL TAX**

Denbighshire County Council - Tax Band E

**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.

**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.