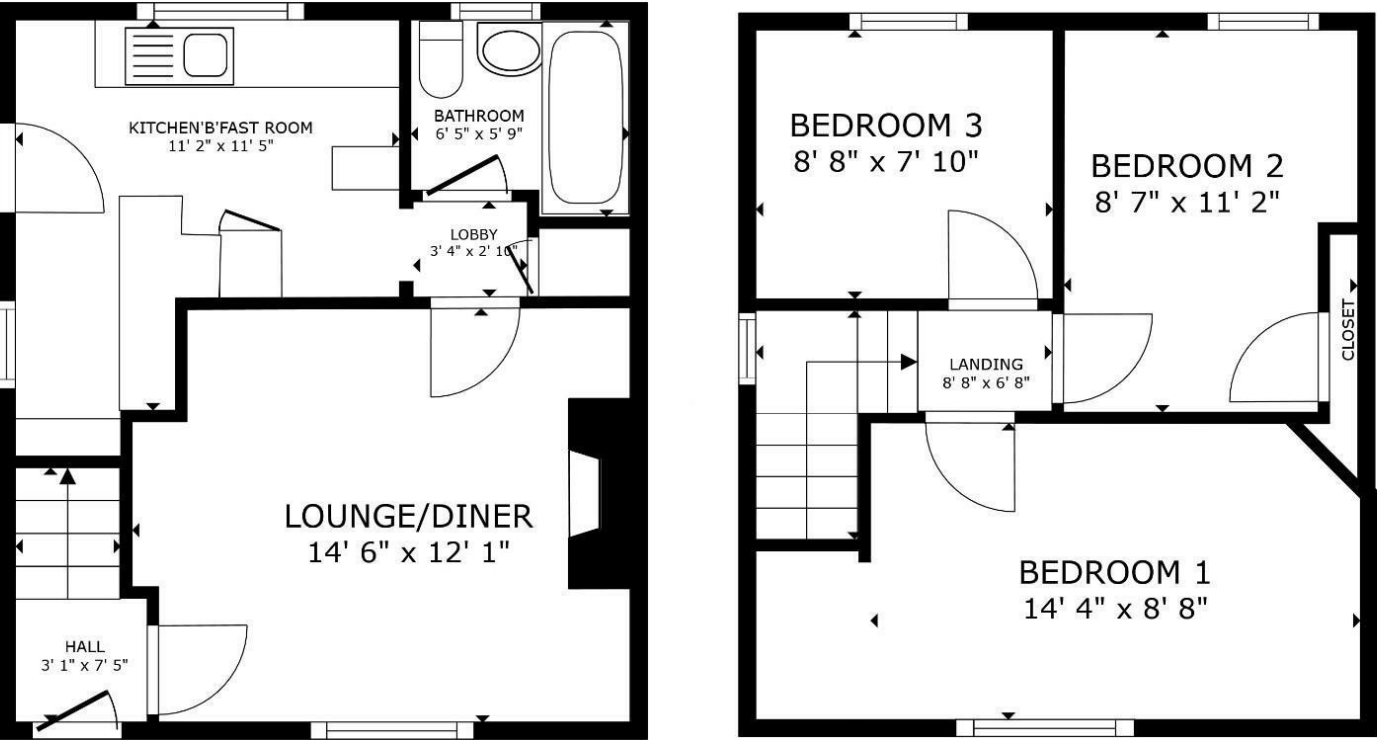


33 Porth Y Dre, Ruthin, LL15 1LL



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 367 sq.ft. FLOOR 2 353 sq.ft.
TOTAL : 721 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Cavendish

ESTATE AGENTS

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33 Porth Y Dre

Ruthin,
LL15 1LL

Price
£180,000

A WELL PRESENTED THREE BEDROOM END OF TERRACE HOUSE with large south facing garden to rear, and parking for two cars located in an established and popular residential area close to town. Benefiting from modern double glazing and gas heating, it affords entrance hall, lounge/dining room with fireplace, inner lobby, fitted kitchen/breakfast room and modern bathroom with WC. First floor landing, three bedrooms

CHAIN FREE

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

UPVC and double glazed entrance door leading to entrance hall.

ENTRANCE HALL

Staircase rising off, panelled radiator.

LOUNGE

4.42m x 3.68m (14'6 x 12'1)



Modern double glazed window to front, feature brick fireplace and heather brown tiled hearth with coal effect Living Flame gas fire, picture rail, panelled radiator.



INNER LOBBY

Fitted cupboard with shelving.

KITCHEN/BREAKFAST ROOM

3.48m x 3.40m max l-shaped (11'5 x 11'2 max l-shaped)



L-shaped kitchen/breakfast room fitted with a range of base and wall mounted cupboards and drawers with pine panelled finish to door and drawer fronts, contrasting woodgrain effect working surfaces to include breakfast bar, void and plumbing for washing machine, space for slot-in gas and electric cooker, inset single drainer sink, space for fridge, wall mounted gas fired combination boiler, double glazed window with pleasing aspect over the south facing rear garden, further window to gable, double glazed door leading out, panelled radiator.



BATHROOM

1.96m x 1.75m (6'5 x 5'9)



Modern white suite comprising panelled bath with thermostatic shower over, pedestal wash basin and WC. Part tiled walls, double glazed window, tiled flooring, panelled radiator.

FIRST FLOOR LANDING

BEDROOM ONE

4.37m x 2.64m (14'4 x 8'8)



A spacious room with double glazed window to front, walk-in wardrobe area with hanging rail and shelving, panelled radiator.



BEDROOM TWO

3.40m x 2.62m (11'2 x 8'7)



Fitted cupboard, double glazed window with southerly aspect, panelled radiator.

BEDROOM THREE

2.64m x 2.39m (8'8 x 7'10)



Fitted cupboard, double glazed window with southerly aspect, panelled radiator.

OUTSIDE



The property is approached over a wide driveway providing space for parking two cars together with pedestrian access to the left hand side leading to the rear.



The rear garden is large with a predominately southerly aspect with a wide paved patio, domestic area and a long lawned garden area with a covered decked area and garden store. Views beyond across the playing fields of Borthyn primary school towards Ruthin castle and the Clwydian Hills.