



GROSS INTERNAL AREA
FLOOR PLAN 1,056 sq.ft.
TOTAL : 1,056 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



9 Maes Meugan

Ruthin,
LL15 1YH

Price
£285,000

A newly refurbished 2 bedroom detached bungalow standing in an established & popular cul-de-sac on the periphery of town.

This attractive home, originally 3 bedroom has been re-modelled and refurbished to a high standard throughout, it affords an enclosed porch opening to a central hall, lounge with picture window, re-modelled and refurbished open plan fitted kitchen and dining room with an extensive range of cupboards, integrated appliances and patio doors to garden, rear porch/utility and a further utility room with new boiler and space for washing machine. 2 double bedrooms and new shower room.

Wide drive for 2 cars together with integral store room. Large enclosed lawn garden to rear.

LOCATION

Located in a popular residential cul-de-sac about 1 mile from the town centre.

DIRECTIONS**THE ACCOMMODATION COMPRISSES****ENTRANCE PORCH**

UPVC double glazed door leading to an outbuilt and enclosed porch, woodgrain effect floor which extends into the adjoining central hall, panelled radiator. Hardwood and part glazed door leading to central hall.

CENTRAL HALL

Access to roof void, fitted linen cupboard, panelled radiator.

LOUNGE

4.78m x 3.40m (15'8" x 11'2")



An attractive room which is well lit with a wide double glazed window to the front elevation with views across the cul de sac towards the Clwydian Hills, outbuilt mock chimney breast with inset for electric fire, TV point, panelled radiator.

**KITCHEN/DINING ROOM**

6.48m x 3.78m (21'3" x 12'5")

**REAR PORCH/UTILITY**

3.05m max x 2.72m (10' max x 8'11")



Fitted base and wall cabinets to match kitchen with woodgrain effect working surfaces with large peninsula breakfast bar. It includes a four ring gas hob with stainless steel and glass extractor hood above, integrated double oven, microwave, fridge, freezer, dishwasher, inset one and half bowl sink with stainless steel mixer tap, matching upstand with part tiled splashback. The room is well lit with two double glazed windows both with Venetian blinds, double glazed French doors open from the dining area to the large rear garden. Woodgrain effect floor finish, panelled radiator.

UTILITY AND BOILER ROOM

2.77m max x 2.24m (9'1" max x 7'4")



A newly installed Worcester gas fired combination boiler providing heating and hot water together with plumbing for washing machine and space for tumble dryer, double glazed window, access through to the former garage now providing a very useful store room.

**BEDROOM ONE**

3.53m x 3.25m (11'7" x 10'8")



Double glazed window to front with Venetian blind, panelled radiator.

BEDROOM TWO

3.66m x 2.69m (12' x 8'10")



Double glazed window to rear with blind, panelled radiator.

SHOWER ROOM

1.91m x 1.65m (6'3" x 5'5")



Newly refurbished with a luxury white suite comprising low level corner shower cubicle with glazed screen and high output shower, fitted cabinet to one wall incorporating wash basin and WC, fully lined walls to a marble effect finish with double glazed window and white enamelled towel radiator.

residential cul de sac a short distance from Erw Goch and approximately 2/3 mile from the town centre. It has a wide driveway to front which is due to be re-tarmacked in early December 2025 and will provide a wide parking area for 2/3 cars. There is a lawn area to one side together with roller shutter door opening to the former garage now sub-divided and provides a useful store shed.

REAR GARDEN

The rear garden is a particular feature of the bungalow as it provides a large lawn with wide flagged pathway which extends along the full length of the bungalow together with a timber framed and panelled garden shed and screen fencing.

**FORMER GARAGE/STORE ROOM**

3.61m x 2.77m (11'10" x 9'1")

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