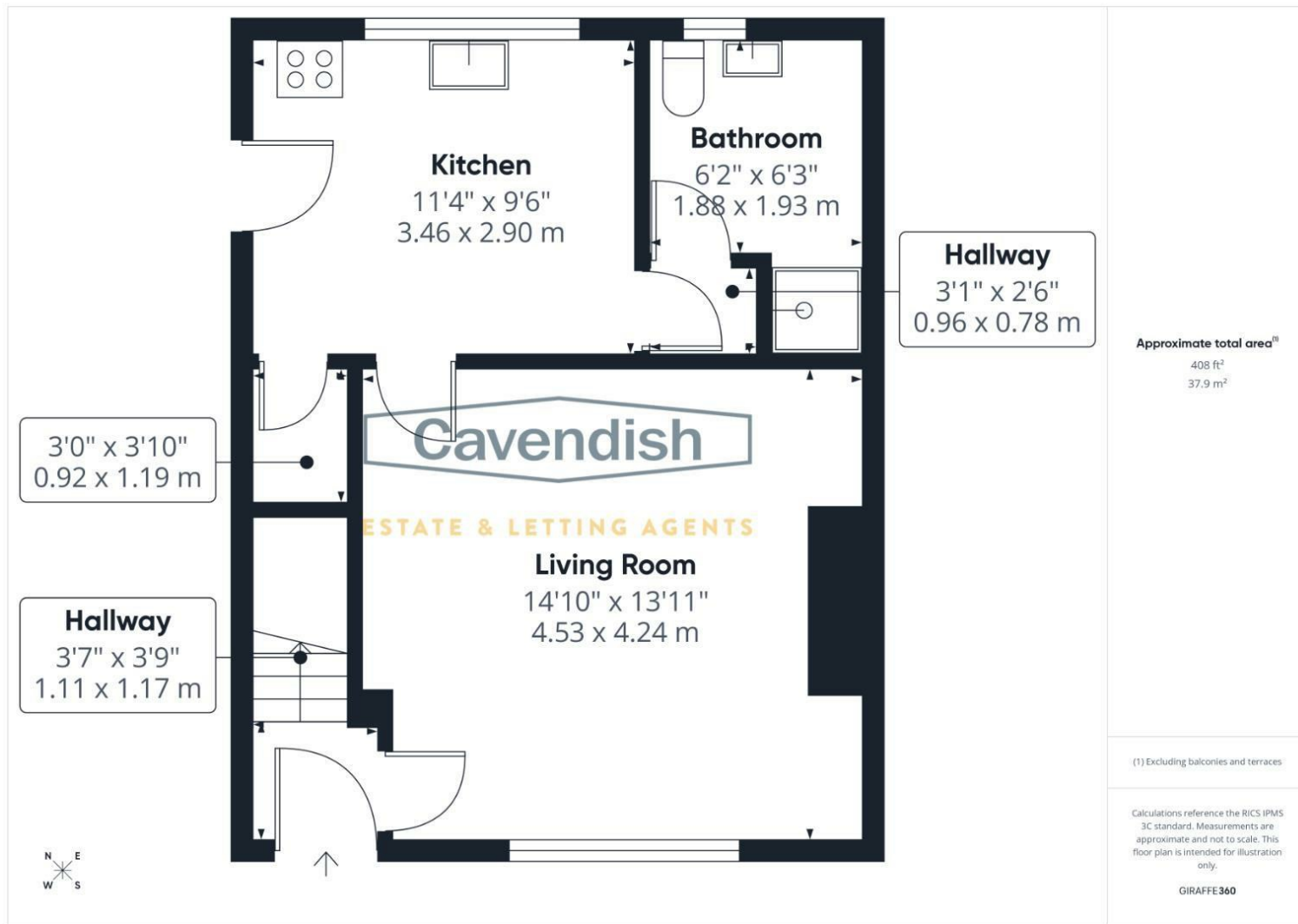


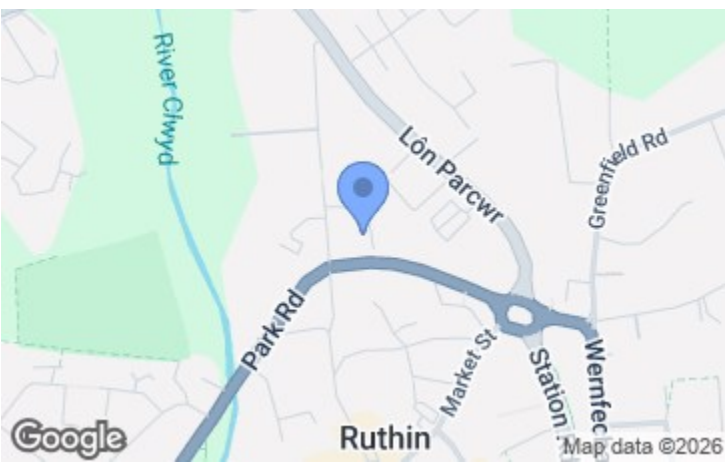
9 Canol Y Dre, Ruthin, LL15 1LU



St Peter's Square Ruthin, Denbighshire, LL15 1AE  
Tel: 01824 703030  
Email: ruthin.sales@cavmail.co.uk

**Cavendish**  
**ESTATE AGENTS**

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

Current Energy Rating: **62** (D)

Potential Energy Rating: **77** (C)

**9 Canol Y Dre**  
Ruthin,  
LL15 1LU

**NEW**  
**£185,000**

**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.

This well-presented three-bedroom family home in Ruthin offers spacious and versatile living accommodation with many modern touches. The bright entrance hall leads to a generous living room featuring a stylish fireplace, high ceilings and ample space for dining. The modern kitchen includes a 4-ring induction hob, wood-effect worktops and useful side access to the rear garden, along with a separate pantry, utility area and a convenient ground-floor shower room with walk-in shower and plumbing for a washing machine and tumble dryer.

Upstairs, the landing gives access to three good-sized bedrooms (one with built-in storage) and a useful loft. Outside, the property benefits from a fully enclosed slabbed rear garden with a shed and outhouse, plus a front driveway providing parking for at least one car and side access to the garden.

A practical, light-filled family home with excellent potential to create a lovely outdoor space in a popular North Wales town location.



**ENTRANCE HALL**

Welcoming entrance hall with a frosted UPVC front door. Stairs rising to the first floor, access to the living room, and a covered radiator.

**LIVING ROOM**

Bright and spacious living room with a large window to the front elevation, allowing plenty of natural light. Features a stylish white wood-effect fireplace with gas fire, radiator, multiple power points, and a fire detector. There is ample space for a dining table and chairs, making this a perfect sociable family space. High ceilings add to the sense of openness.

**KITCHEN**

Modern kitchen with wood-effect countertops and a practical 4-ring induction hob, with an overhead extractor fan. Includes a drying rack, radiator, power points, and a window to the rear elevation. Doors lead to a useful pantry, utility area, and downstairs WC. There is also a side door providing direct access to the garden. Boiler is housed in the kitchen

**DOWNSTAIRS WC / SHOWER ROOM**

Convenient ground-floor shower room featuring a low-level WC, wash basin with storage underneath, and a spacious walk-in shower with attractive stone-effect tiling. Fully tiled walls, extractor fan, heated towel rail, and a frosted rear window. Plumbing is in place for a washing machine and dryer.

**LANDING**

Landing with loft access and doors leading to all three bedrooms.

**BEDROOM ONE**

Spacious master bedroom with a large window to the front elevation, high ceilings, radiator, power points, and a built-in storage cupboard.

**BEDROOM TWO**

Well-proportioned double bedroom with a window to the rear elevation, radiator, power points, and high ceilings that create a particularly spacious feel.

**BEDROOM THREE**

Good-sized third bedroom with a window overlooking the rear garden, radiator, and power points. Ideal for a child's room, home office, or guest bedroom.

**GARDEN**

To the rear is a spacious slatted garden with a shed and outhouse, offering excellent potential to create a beautiful outdoor space. The garden is fully enclosed by panel fencing with slate stone borders and benefits from side access.

To the front is a driveway providing parking for one car (with potential for a second) and further side access to the garden.

**Tenure**

Understood to be freehold

**Council Tax**

Council Tax Band C - Denbighshire County Council

**Anti Money Laundering**

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.

**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.

**Award Winning Lettings Service**

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

**Viewings**

By appointment through the Agent's Ruthin Office 01824703030.

Our photos might have been enhanced with the help of AI.

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