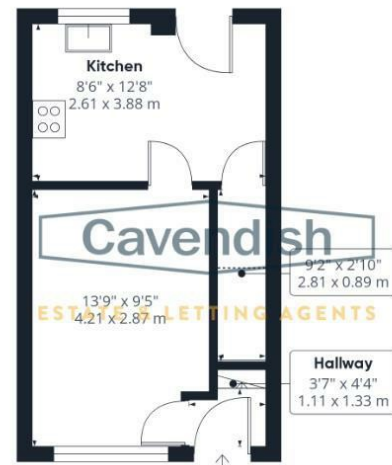


81 Bro Deg, Ruthin, LL15 1XY



Floor 0



Floor 1

Approximate total area⁽¹⁾
533 ft²
49.5 m²

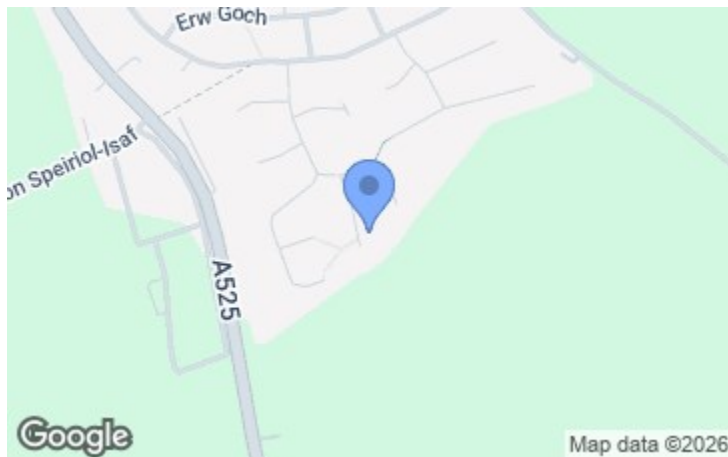
Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	68	75
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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	



81 Bro Deg
Ruthin,
LL15 1XY

Price
£195,000

A two bedroom semi-detached house with modern double glazing, fitted kitchen/dining room and good sized enclosed gardens to rear. Standing near to the head of a cul-de-sac with an open aspect to the front over a large area of open space. Located in this popular residential area on the periphery of Ruthin, the accommodation affords: entrance porch, lounge, refitted kitchen/dining room with built-in appliances, first floor landing, bedroom one with fitted wardrobe, second bedroom and bathroom. Mahogany style double glazed windows and external doors, gas central heating, ample parking and lawned gardens.



Cavendish
ESTATE AGENTS

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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**CANOPY ENTRANCE**

Mahogany woodgrain effect and double glazed door leading to hall.

HALL

1.11 x 1.33 (37" x 44")

Staircase rising off, woodgrain effect laminate floor which extends into the adjoining lounge.

LOUNGE

4.21 x 2.87 (139" x 94")



Double glazed window to front with a pleasing westerly aspect over the large central open space within Bro Deg and beyond to wooded countryside. TV point, panelled radiator.

KITCHEN/DINING ROOM

2.61 x 3.88 (86" x 128")



Fitted with a modern range of base and wall mounted cupboards and drawers with an oak effect

finish to door and drawer fronts and contrasting stone effect working surfaces to include single drainer sink with mixer tap, inset four ring gas hob with convector hood above, integrated oven, void and plumbing for washing machine, space for upright fridge freezer, wall mounted Baxi gas fired combination boiler, deep downstairs store cupboard, double glazed window, door leading to rear, ceramic tile floor.

**FIRST FLOOR LANDING**

1.02 x 1.79 (34" x 510")

BEDROOM ONE

3.41 x 2.95 (112" x 98")



Double glazed window with a pleasing westerly aspect, built-in louvre door wardrobe with hanging rails and shelving, panelled radiator.

BEDROOM TWO

3.40 x 2.03 (111" x 67")



Double glazed window with aspect over the rear large garden, panelled radiator.

BATHROOM

2.30 x 1.75 (76" x 58")



Modern white suite comprising panelled bath with glazed screen and electric shower over, vanity unit with bowl and low level WC, part tiled walls, double glazed window, fitted linen cupboard with slatted shelving, chrome towel radiator.

OUTSIDE

The property stands in a much larger than average plot with a large open plan lawn garden to front and long driveway to side providing ample space for parking 3 or 4 cars. The rear garden is a particular feature with a wide mainly flagged patio together with lawn.

Directions

From the Agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right. Continue over the pelican crossing, continue for some 75 yards and turn left onto Erw Goch. Follow the road up the hill and take the first right into Maes Cantaba and on reaching the T-junction with Bro Deg bear left and first right. Follow the road to the head of the cul-de-sac whereupon no. 81 will be found on the left hand side.

COUNCIL TAX

Council Tax Band C - Denbighshire County Council

TENURE

FREEHOLD.

AML - ANTI MONEY LAUNDERING REGULATIONS

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

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

HE/PMW