

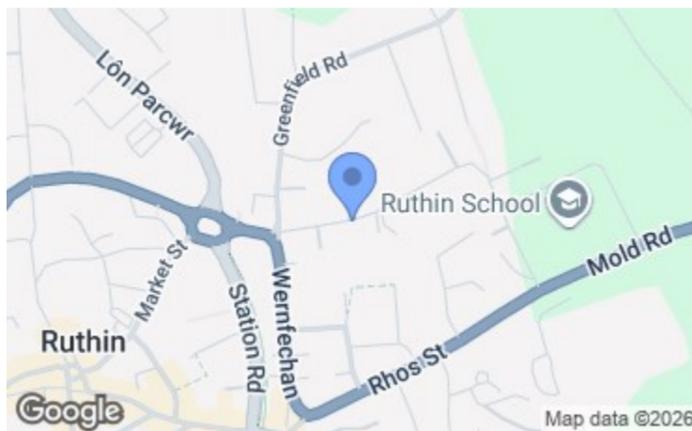


GROSS INTERNAL AREA
 EXCLUDED AREAS: GARAGE: 274 sq.ft, PORCH: 21 sq.ft
 TOTAL: 1719 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Bryn Y Fedw Bryn Goodman
 Ruthin,
 LL15 1EL

Offers Over
£550,000



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	

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	

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.

A GREATLY EXTENDED FOUR BEDROOM DETACHED BUNGALOW AND GARAGE standing in a slightly elevated and very secluded setting amidst mature grounds of about 0.43 acres, located just off Bryn Goodman, a highly desirable residential area close to the town centre.

Benefiting from uninterrupted westerly views towards the town centre, the spacious and versatile bungalow stands in an enviable location. It affords entrance hall, inner hall, lounge with picture window, dining room, kitchen/breakfast room, side porch and cloakroom, large main bedroom with balcony and en suite, three further bedrooms and bathroom, carport and large L-shaped attached garage/workshop, useful undercroft for storage in part. Long sweeping driveway to mature and private gardens with extensive lawns, patio and summerhouse to rear. Inspection highly recommended.



LOCATION



Bryn Goodman is a highly desirable residential area close to the town centre. It is noted for its large individually designed homes. 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

Part glazed door with glazed window to side leading to an L-shaped reception hall.

RECEPTION HALL

Coved ceiling, access to roof void with pull down ladder opening to a large and partly boarded roof space.

LOUNGE

5.46m x 3.84m (17'11" x 12'7")



A very spacious and well lit room with a large double glazed picture window affording a splendid aspect over the gardens in a westerly direction towards Ruthin and the spire of St Peters church and rolling countryside beyond. Stone fireplace with heather brown topped hearth, coved ceiling, wall light points, TV point, panelled radiator.



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

bungalow and thereafter provides access to the attached garage.

GARAGE

5.94m max x 5.56m max (19'6" max x 18'3" max)

Metal up and over door to front, L-shaped providing space for one car together with workshop and utility area.



The rear garden is extensive and affords a high degree of privacy with mature hedging to three sides. Immediately adjoining the rear elevation is a very secluded and sheltered patio with low level stone wall and wide steps leading up to the main lawned garden with established and well stocked flower and shrub borders, sheltered summerhouse and store.



DIRECTIONS

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the third exit onto the A494 Mold Road and after some 50yds turn left onto Greenfield Road and immediately turn right onto Bryn Goodman. Follow the private road up the hill whereupon the entrance leading to Bryn Y Fedw will be found on the left hand side denoted by a for sale board.

COUNCIL TAX

Denbshire County Council - Tax Band F

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.

DINING ROOM

4.32m x 3.38m (14'2" x 11'1")



Modern double glazed sliding patio window opening to the rear garden, coved ceiling, panelled radiator.

KITCHEN

6.10m x 3.05m (20' x 10')



Double glazed door to side, range of base and wall mounted cupboards and drawers with a pine panelled finish to door and drawer fronts in the main, woodgrain effect working surfaces to include inset single drainer sink with mixer tap, inset four ring electric hob, integrated oven, void and plumbing for dishwasher and washing machine, tiled splashbacks, downlighters, two double glazed windows, fitted cabinets to part of one wall incorporating airing cupboard with slatted shelving and a Worcester gas fired boiler providing heating and hot water, tiled floor.



SIDE PORCH

Heather brown tiled floor, double glazed door leading to rear patio. Access to garage.

CLOAKROOM

Low level WC.

INNER HALL OFF THE MAIN HALL

Louvre door cloaks cupboard with hanging rail and locker storage cupboard over.

BEDROOM ONE

6.43m x 3.81m (21'1" x 12'6")



A more recent addition to the bungalow, it provides a very spacious and versatile main bedroom with double glazed patio doors to the western side with large decked area and lovely westerly views, further window to gable, ceiling downlighters, coved ceiling, panelled radiator.



BEDROOM TWO
4.04m x 3.86m (13'3" x 12'8")



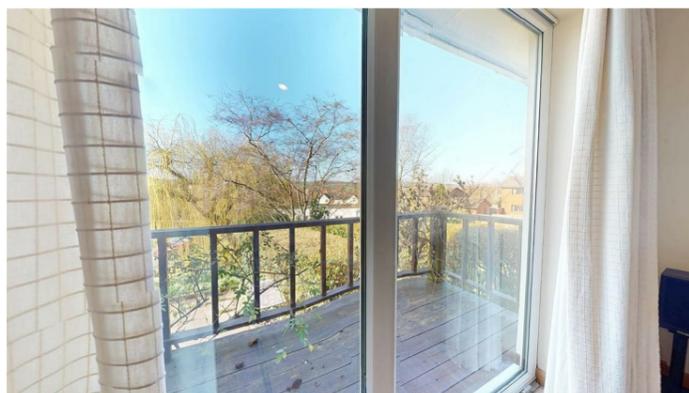
Double glazed window to rear, partially vaulted ceiling, panelled radiator.

BEDROOM THREE
3.78m x 3.10m (12'5" x 10'2")



Double glazed window to front, fitted louvre door wardrobes with locker storage cupboard, panelled radiator.

DECK WITH WESTERLY ASPECT



EN SUITE SHOWER ROOM
3.81m x 1.68m (12'6" x 5'6")



White suite comprising walk-in cubicle with glazed screen and electric shower, pedestal wash basin and WC, part tiled walls to a decorative dado, vaulted ceiling clad in pine with Velux rooflight, louvre door linen cupboard, panelled radiator.

BEDROOM FOUR
3.15m x 2.44m (10'4" x 8')



Double glazed window to front, panelled radiator.

BATHROOM
3.12m x 1.98m (10'3" x 6'6")



Champagne coloured suite comprising panelled bath with grip handles and electric shower over, vanity with inset bowl and low level WC, part tiled walls, large chrome towel radiator.

OUTSIDE



The property stands within extensive grounds of about 0.43 acre. It is approached off Bryn Goodman via a private road leading to this and adjoining property and a building plot beyond.



The bungalow stands in a slightly elevated position designed to take full advantage of the pleasing westerly aspect over town and there is a sweeping driveway leading in with low level stone walling and large informal lawns together with mature weeping willow tree. To the front is a further low level stone wall with central steps leading up to a wide patio area with established and well stocked flower and shrub borders and ornamental rose. The driveway extends around to the right where there is a very useful carport adjoining the