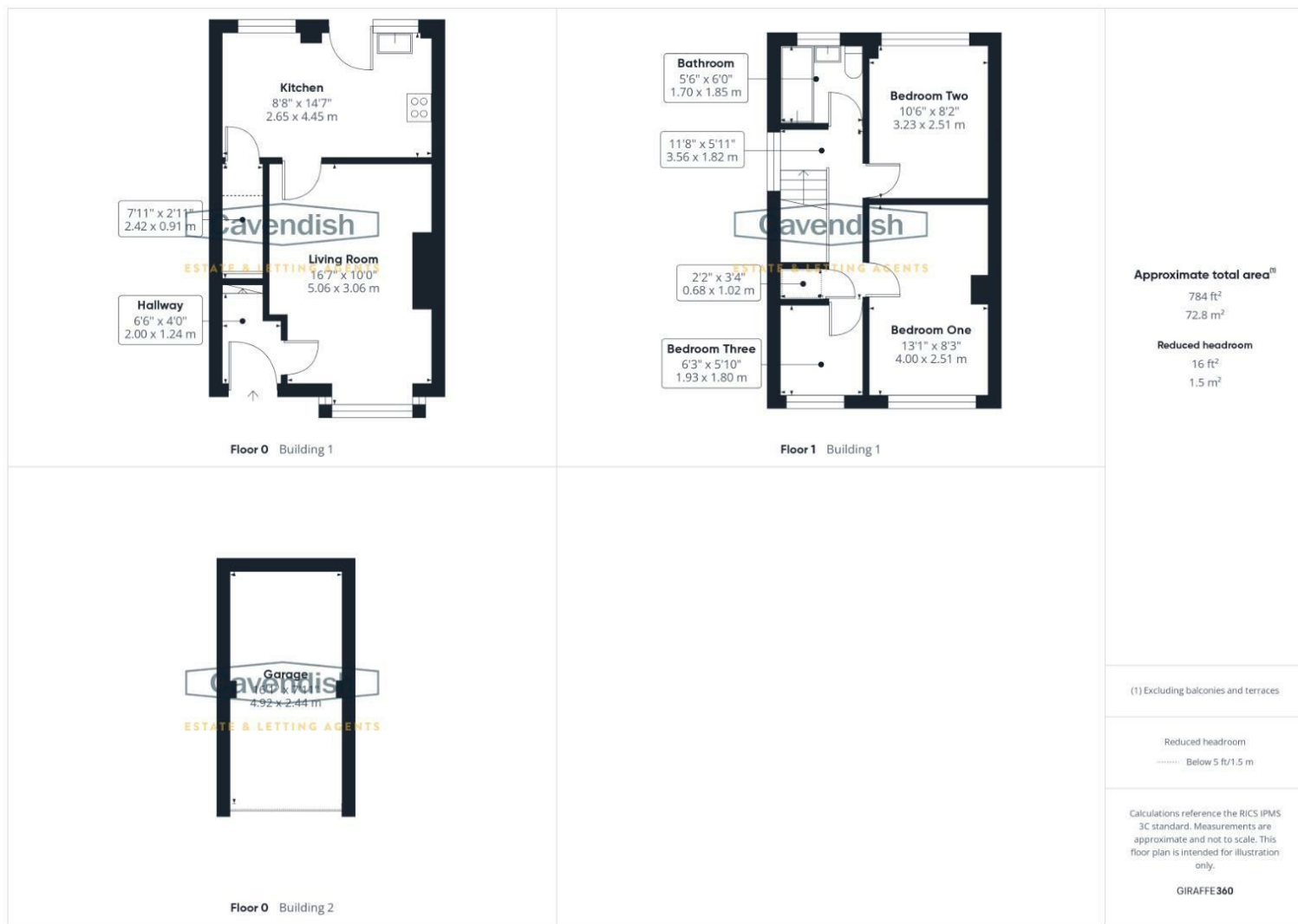


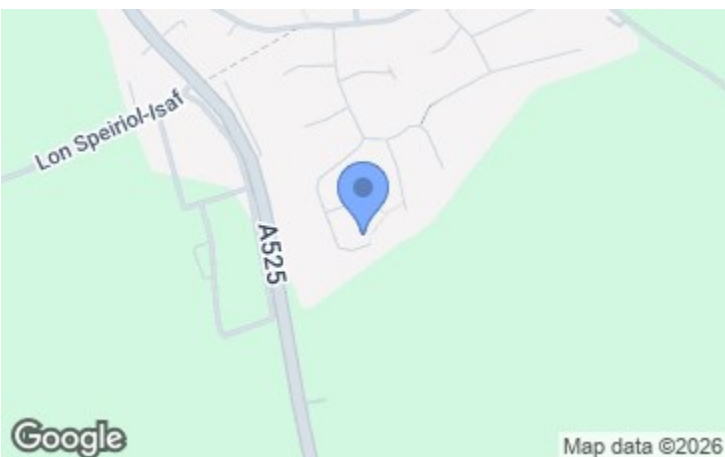
3 Bro Deg, Ruthin, LL15 1YQ



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Cavendish
ESTATE AGENTS

www.cavendishproperties.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(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	

3 Bro Deg
Ruthin,
LL15 1YQ

NEW
£215,000

NO ONWARD CHAIN Located in the market town of Ruthin, this well-presented 3-bedroom semi-detached house offers excellent family living with bright and spacious accommodation throughout. Featuring a kitchen with integrated appliances and direct access to the rear garden, a generous living room, and three bedrooms. The property benefits from a family bathroom, driveway parking for two cars, and a private enclosed rear garden. This home is ready to move into and offers great potential.

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.



Entrance Hall

Welcoming entrance hall with UPVC frosted glass front door, radiator, power point, smoke and carbon monoxide alarms. Stairs to the first floor and door to the living room.

Living Room

Bright front reception room with UPVC double-glazed window to the front elevation, radiator, power points, covered fireplace and thermostat. Door leading through to the kitchen.

Kitchen

Kitchen featuring wood-effect cabinetry, marble-effect worktops, integrated fridge and freezer, integrated oven and microwave, 4-ring gas hob with extractor fan, and stainless steel sink with drainer. Two UPVC double-glazed windows and a frosted UPVC door overlooking and opening directly onto the rear garden. Space for dishwasher and washing machine, radiator and power points. Door to understairs cupboard housing the fusebox and shelving.

First Floor Landing

Spacious landing with side elevation window, loft access, airing cupboard

containing the combi boiler, and doors to all three bedrooms and the bathroom.

Bedroom One

Good-sized double bedroom with UPVC double-glazed window to the front, radiator and power points.

Bedroom Two

Well-proportioned bedroom with UPVC double-glazed window overlooking the rear garden, radiator and power points.

Bedroom Three

Third bedroom with UPVC double-glazed window to the front elevation, radiator and power points.

Bathroom

Family bathroom with low-level WC (cupboard above), wash basin, panel bath with shower, ladder-style radiator, fully tiled floor and frosted UPVC window to the rear.

Garden

To the front: Driveway providing parking for 2 cars and a small lawned front garden with bushes. Side gate access to the rear. To the rear: Spacious paved and concreted garden with excellent potential to create a lovely outdoor space. Fully enclosed by wood panel fencing, with side gate access. Mature trees provide privacy by blocking potential overlooking.

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.