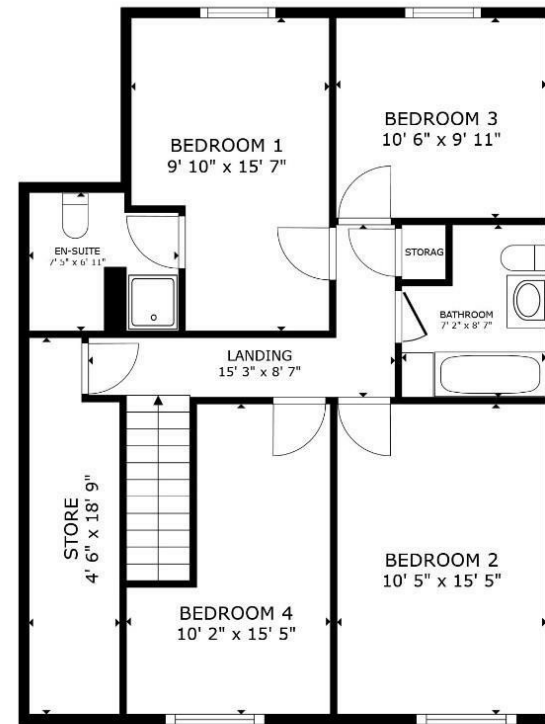


FLOOR 1



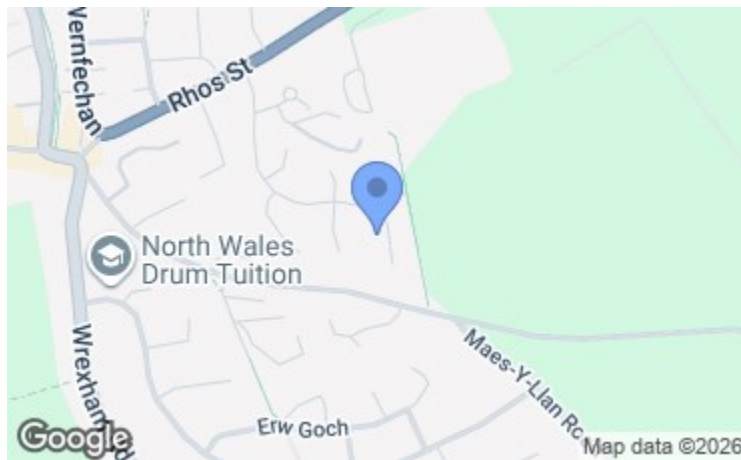
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,241 sq.ft. FLOOR 2 847 sq.ft.
TOTAL : 2,088 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



20 Stryd Y Brython
Ruthin, Denbighshire
LL15 1JA

Price
£425,000



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	68	79

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.

NO ONWARD CHAIN.

EXTENDED AND VERY SPACIOUS FOUR BEDROOM DETACHED HOUSE with sun room extension standing within landscaped and well maintained south facing gardens to the rear, located to the upper part of this highly regarded and established residential area about 1/2 mile from the town centre.

This well presented family home affords a deep recessed porch, large reception hall with cloakroom and WC, 22' x 14' through lounge/dining room with square opening to a modern sun room extension with high vaulted ceiling, adjoining day lounge/dining room, modern fitted kitchen/breakfast room and refurbished utility room with luxury shower room adjoining. First floor L-shaped landing, bedroom one with en suite shower room, three further double bedrooms and modern luxury bathroom. 4Kw. photovoltaic panels to the main roof and gas central heating. Integral store room to front, wide parking for three cars. Inspection recommended.



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

ENTRANCE PORCH

Deep covered recessed entrance porch with brown tiled step and a mahogany woodgrain effect double glazed door leading to large reception hall.

RECEPTION HALL

5.21m x 3.02m max (17'1" x 9'11" max)



Staircase rising off with very useful understairs storage cupboards and drawers, real bamboo wood floor finish, panelled radiator.

CLOAKROOM

Refurbished with a white suite comprising low level WC with wash basin, double glazed window to front.

LOUNGE/DINING ROOM

7.01m x 4.45m (23' x 14'7")



A very spacious room with a wide double glazed window to the front elevation, outbuilt chimney breast with raised hearth, TV point, coved ceiling, real bamboo flooring, two panelled radiators, bi-fold doors open to sun room.



SOLAR PANELS

40 photovoltaic panels have been installed to the roof to provide approximately 4kw energy for which they receive a feed-in tariff and reduced energy bills.

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. Continue along Wern Fechan bearing left onto Rhos Street and thereafter take the right turning into Stryd Y Brython. Follow the road up the hill and continue past the large area of open space into the upper cul de sac whereupon the property will be found on the right hand side.

COUNCIL TAX

Denbighshire County Council - 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.

*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

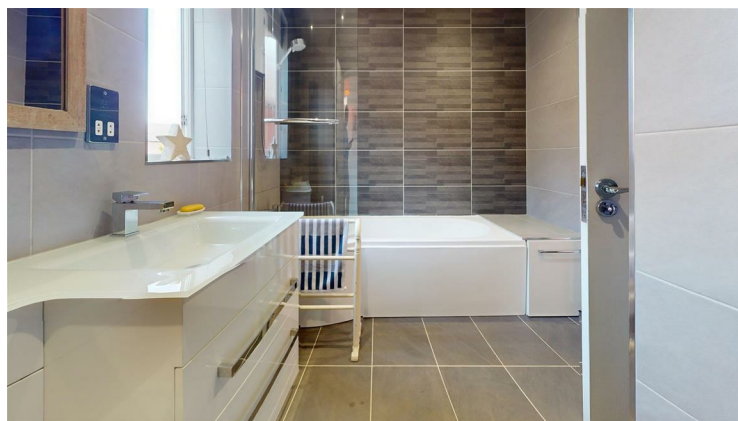
By appointment through the Agent's Ruthin office 01824 703030.

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

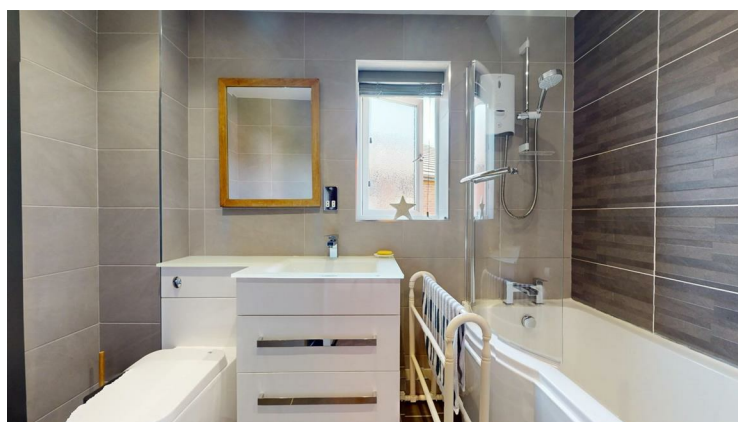
HE/PMW

BATHROOM

2.62m x 2.18m (8'7" x 7'2")



Luxury white suite comprising P-shaped bath with glazed screen and electric shower over, fitted vanity incorporating a glass bowl with cabinet and low level WC, attractive wall tiling, contemporary towel rail in anthracite grey, tiled floor, double glazed window, downlighters, extractor fan.



OUTSIDE

To the front is an open plan lawned garden with a wide driveway providing space for three cars and an up and over door to the front section of the former garage which now provides a useful storage area and beyond the utility and shower room.

REAR GARDEN



The rear garden is a particular feature of the house as it enjoys a predominately south-westerly aspect. It affords a high degree of privacy with maturing bushes and screen fencing.



There is a wide riven stone effect patio extending across the full width of the house and sun room together with a low level brick wall with steps leading up to a shaped and mainly lawned garden with a number of mature shrubs and garden shed.



SUN ROOM

4.65m x 3.43m overall (15'3" x 11'3" overall)



A very attractive and more recent addition to the house, it benefits from wide double glazed windows overlooking the south facing garden together with panelled ceiling with inset lighting, bamboo wood floor finish, twin glazed doors leading out and Georgian style glazed door leading to day lounge/dining room.

DAY LOUNGE/DINING ROOM

4.42m x 3.07m (14'6" x 10'1")



Also well lit with a wide double glazed sliding patio window opening to the rear garden, TV point, oak effect laminated floor finish, radiator.

KITCHEN/BREAKFAST ROOM

5.46m x 3.28m (17'11" x 10'9")



Refurbished with a modern range of base and wall mounted cupboards and drawers with a white high gloss finish to door and drawer fronts and contrasting working surfaces to include an inset sink with pillar tap, inset electric hob with large extractor hood above, integrated double oven, dishwasher, pan drawers, attractive upstand to match working surface. Space for upright fridge/freezer, two double glazed windows, matching door to side, panelled radiator.

UTILITY ROOM

2.64m x 1.88m (8'8" x 6'2")



Fitted worktop, plumbing for washing machine, space for tumble dryer, fitted wall shelving, tiled floor. Panelled door to shower room.

SHOWER ROOM

2.64m x 1.30m (8'8" x 4'3")



Luxury suite with a wet floor system, it has a glazed shower area with high output shower with monsoon style head, attractive wall tiling in part, vanity unit with white basin and drawers and low level WC. Fitted cupboard housing a Worcester gas fired boiler, extractor fan, mosaic effect tiled flooring to the shower area and ceramic tiled flooring to the remainder to match utility room, towel radiator.

FIRST FLOOR LANDING



L-shaped landing with access to roof void, airing cupboard with cylinder, immersion heater and radiator.

UNDER EAVES STORAGE

A very useful room which could be adapted to provide a small study area or walk-in wardrobe.

BEDROOM ONE

4.75m x 2.92m (15'7" x 9'7")



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

EN SUITE SHOWER ROOM

2.13m x 1.57m (7' x 5'2")



White suite comprising walk-in cubicle with bi-fold screen and electric shower, pedestal wash basin and WC, lined walls with glitter finish, ceiling downlighter, chrome towel radiator.

BEDROOM TWO

4.70m x 3.18m (15'5" x 10'5")



Double glazed window with aspect across the cul de sac towards the Clwydian Hills, radiator.

BEDROOM THREE

3.20m x 3.02m (10'6" x 9'11")



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

BEDROOM FOUR

4.70m max x 3.05m max (15'5" max x 10' max)



Double glazed window to front with views across the cul de sac towards the Clwydian Hills, panelled radiator.