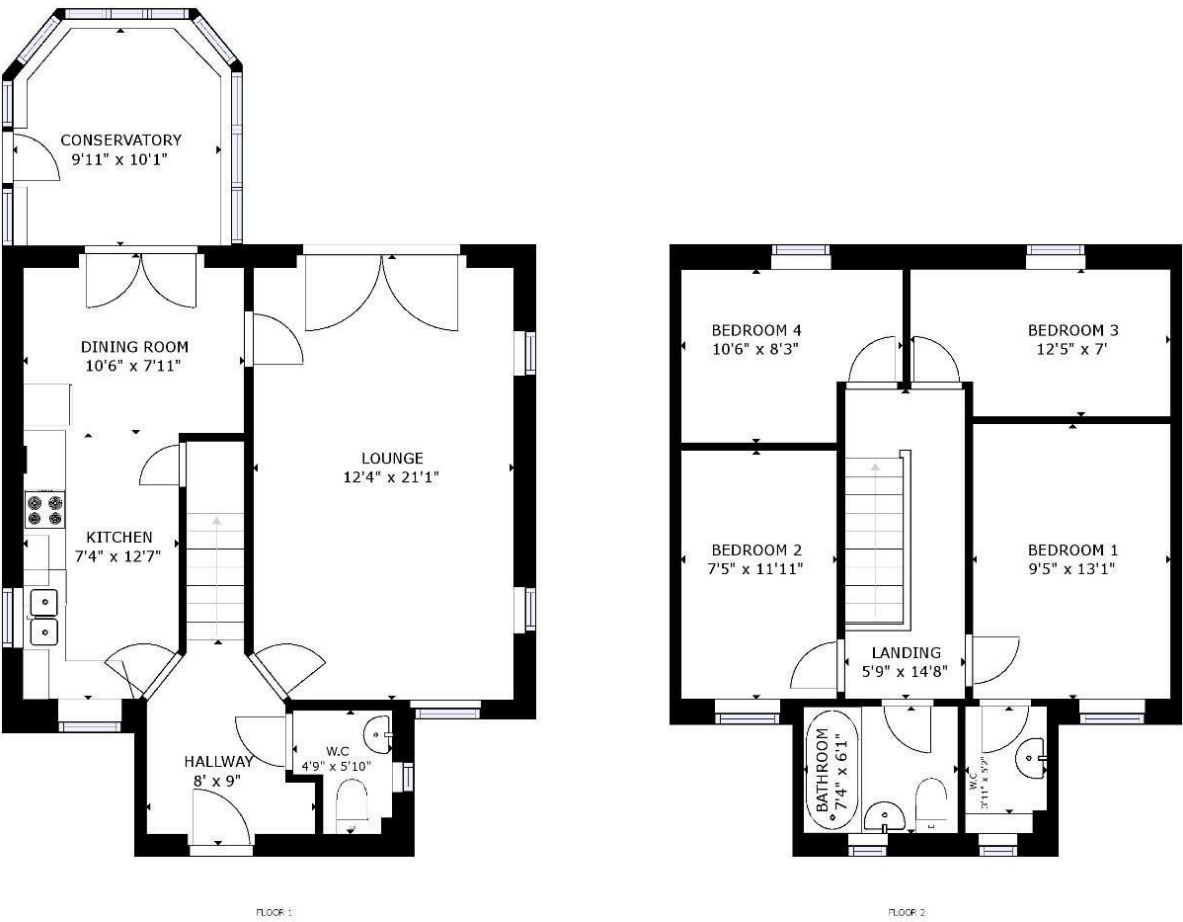
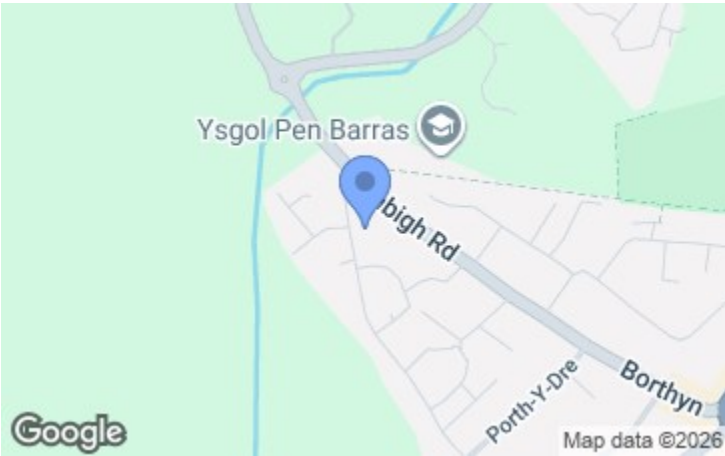
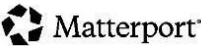




CREW'S TITLES: APPRAISER
FLOOR 1: 71.9 sq ft, FLOOR 2: 57.6 sq ft
TOTAL: 129.5 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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	

Cavendish

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Dyffryn Llawr Y Dyffryn

Ruthin,
LL15 1PQ

Offers In The Region Of
£300,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A modern well presented four bedroom detached house located on the periphery of this established residential area to the west of the town.

Constructed by local builders of repute the accommodation provides covered canopy entrance porch, entrance hallway, cloakroom / wc, fitted kitchen with adjoining dining room, large conservatory, through lounge extending to over 20ft in length with French style patio windows opening to the rear garden. First floor landing, main bedroom with en-suite cloakroom, three further bedrooms and family bathroom. Gated entrance with wide tarmac and gravelled drive providing extensive parking, private lawned garden to the rear and one side with large workshop and two sheds.

very convenient for two primary schools and play fields.

LOCATION

The medieval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements. There are primary and secondary schools for all ages together with leisure facilities and Mold is some 11.5 miles distant whilst Chester 24 miles. There are good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with UPVC double glazed door leading to a spacious reception hall.

RECEPTION HALL

2.74m x 2.44m (9' x 8')



Staircase rising off, coved ceiling, panelled radiator.

CLOAKROOM



Modern white suite comprising wash basin with tiled splash and low level WC, tiled flooring, double glazed window, radiator.

LOUNGE

6.43m x 4.37m (21'1" x 14'4")



A spacious, light and airy room with three double glazed windows and double glazed French doors opening to the rear patio and garden, mock fire surround with raised hearth, TV point, coved ceiling, two panelled radiators.



THROUGH KITCHEN/DINING ROOM

3.84m x 2.24m and 3.20m x 2.41m (12'7" x 7'4" and 10'6" x 7'11")



The kitchen area is fitted with a modern range of base and wall mounted cupboards and drawers with a light woodgrain effect finish to door and drawer fronts and contrasting stone effect working surfaces to include an inset single drainer sink with mixer tap, inset four ring electric hob with integrated double oven, void and plumbing for washing machine, wall mounted display cabinet with glass shelving, space for an upright fridge/freezer, enclosed downstairs cupboard. Modern Worcester gas fired combination boiler, ceramic tile flooring to kitchen area.

The dining area has woodgrain effect floor finish with panelled radiator and twin double glazed doors opening to the conservatory.



CONSERVATORY

3.07m x 3.02m (10'1" x 9'11")



A more recent addition to the house, it is a spacious room designed to take full advantage of the pleasing aspect over the rear garden with double glazed windows to three sides to include a door leading out together with a lined and slated vaulted ceiling with downlighters and two Velux rooflights. Travertine style ceramic tile flooring.

FIRST FLOOR LANDING

BEDROOM ONE

3.99m x 2.87m (13'1" x 9'5")



Double glazed window to front, panelled radiator.

EN SUITE CLOAKROOM



Pedestal wash basin and low level WC, part tiled walls to a decorative dado, double glazed window, panelled radiator.

BEDROOM TWO

3.63m x 2.26m (11'11" x 7'5")



Double glazed window to front, panelled radiator.

BEDROOM THREE

3.84m x 2.13m (12'7" x 7')



Double glazed window to rear with aspect across town towards the Clwydian Hills and Moel Famau, panelled radiator.

BEDROOM FOUR

3.20m x 2.51m (10'6" x 8'3")



Double glazed window, panelled radiator.