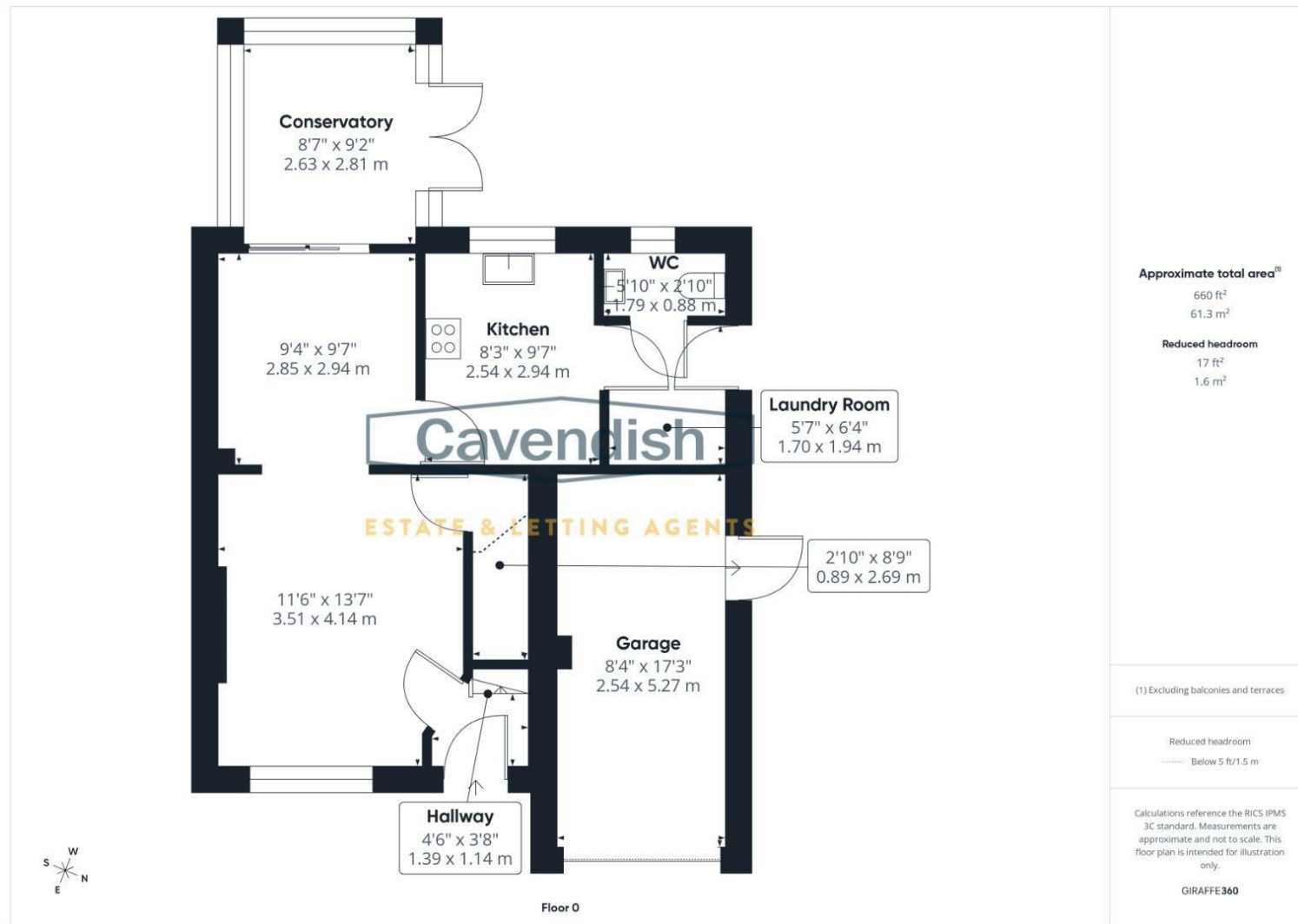


5 Cae Castan, Ruthin, LL15 1RX



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**5 Cae Castan**  
Ruthin,  
LL15 1RX

**Price**  
**£325,000**

A modern three bedroom detached house with integral garage and south-west garden to the rear located in this secluded and popular residential cul-de-sac off Llanrhydd Street only a short distance from the town centre. This attractive family home affords: canopy entrance, hall, lounge with feature fireplace, archway to dining room, large conservatory, fitted kitchen with a range of built-in appliances, side hall/utility with cloaks & w.c. First floor landing, bedroom one with fitted wardrobes and en suite, two further bedrooms and bathroom. Gas central heating, ample parking, integral garage and enclosed garden to the rear.

**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.

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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.

**Entrance Hall**

1.39 x 1.14 (4'6" x 3'8")

Welcoming entrance hall with UPVC front door featuring a decorative glass panel. The hall includes a radiator, power points, and stairs with attractive wooden banisters. There is also convenient under-stairs storage.

**Lounge**

3.51 x 4.14 (11'6" x 13'6")



A generous and bright living room with UPVC windows to the front elevation. This comfortable space features a radiator, multiple power points, and a striking focal point: an elegant dark wood fireplace with carved swag detail, rosettes on the mantel, fluted columns, white marble hearth and surround, complemented by a brass-framed coal-effect gas fire.



**Dining Room**

2.85 x 2.94 (9'4" x 9'7")



Open-plan to the living room, the dining room offers a radiator, power points, and sliding doors that open directly into the west-facing conservatory, creating a wonderful flow for entertaining and family living.

**Conservatory**

2.63 x 2.81 (8'7" x 9'2")



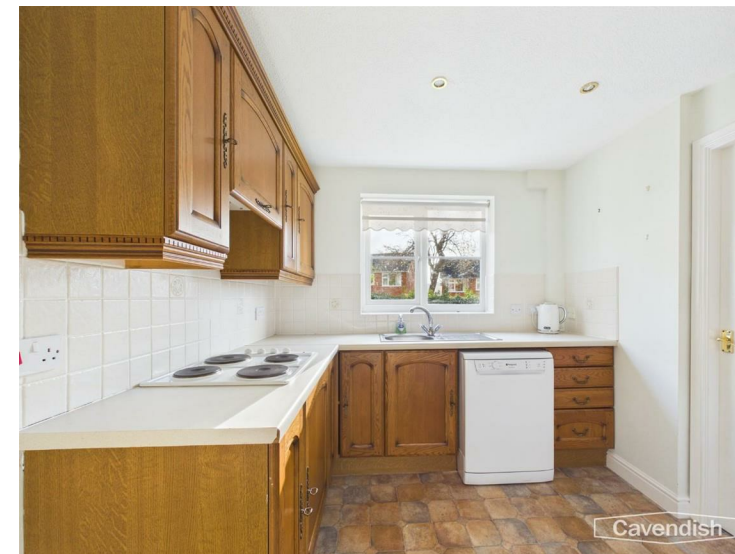
Bright and sunny west-facing conservatory with tiled flooring, UPVC surround, and power points. This versatile space is perfect for afternoon relaxation and enjoys lovely natural light throughout the day.

**Kitchen**

2.54 x 2.94 (8'3" x 9'7")



Traditionally fitted kitchen with oak wall and base-mounted units, tiled walls, and a practical layout. It features a 4-ring induction hob with extractor fan, a sink with multi-faucet tap and drying counter, plus ample space for a fridge and dishwasher. The kitchen benefits from a radiator, power points, and UPVC windows overlooking the rear garden.



**Utility Room**

1.70 x 1.94 (5'6" x 6'4")

Convenient utility room located adjacent to the kitchen, offering space for a washing machine and tumble dryer, a worktop with wall-mounted cupboards above, power point, and a frosted windowed door leading to the side of the house. There is also a door leading directly into the downstairs WC.

**WC**

1.79 x 0.88 (5'10" x 2'10")



Practical downstairs cloakroom featuring a low-level WC, wall-mounted wash basin with tiled splashback, radiator, extractor fan, and a UPVC window to the rear elevation.

**Landing**

0.99 x 2.80 (3'2" x 9'2")

Spacious landing providing access to all three bedrooms, the family bathroom, an airing cupboard (complete with radiator and shelving), and loft access. Smoke and carbon monoxide alarms are fitted throughout the property.