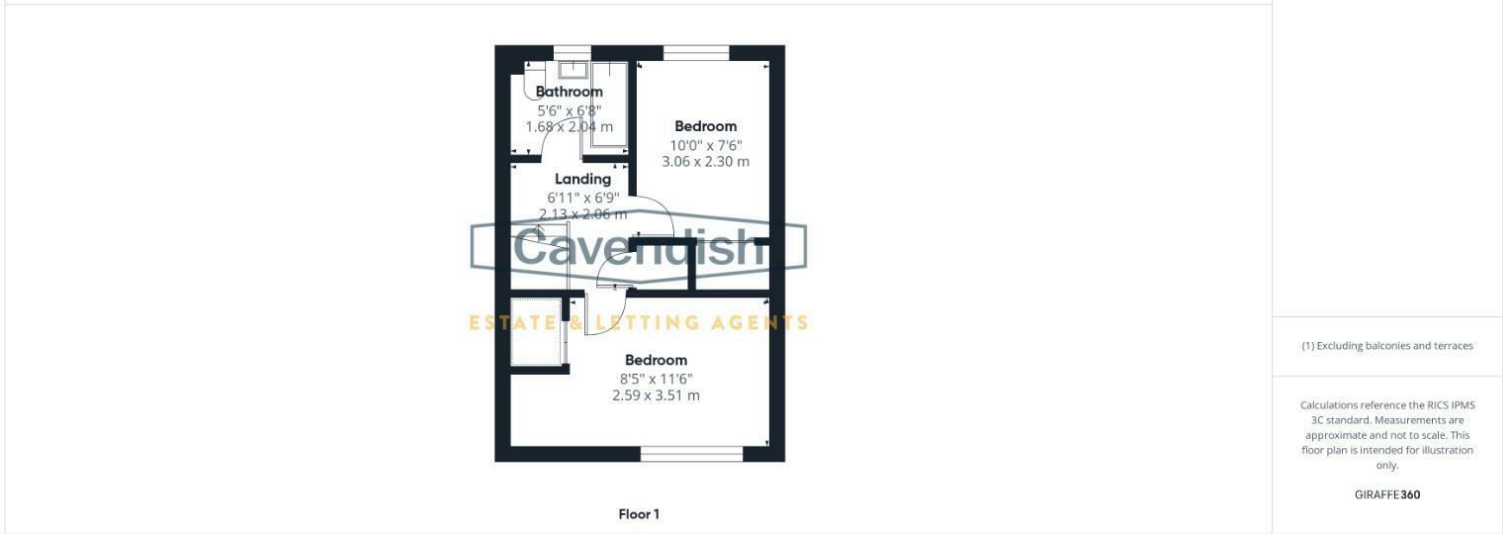
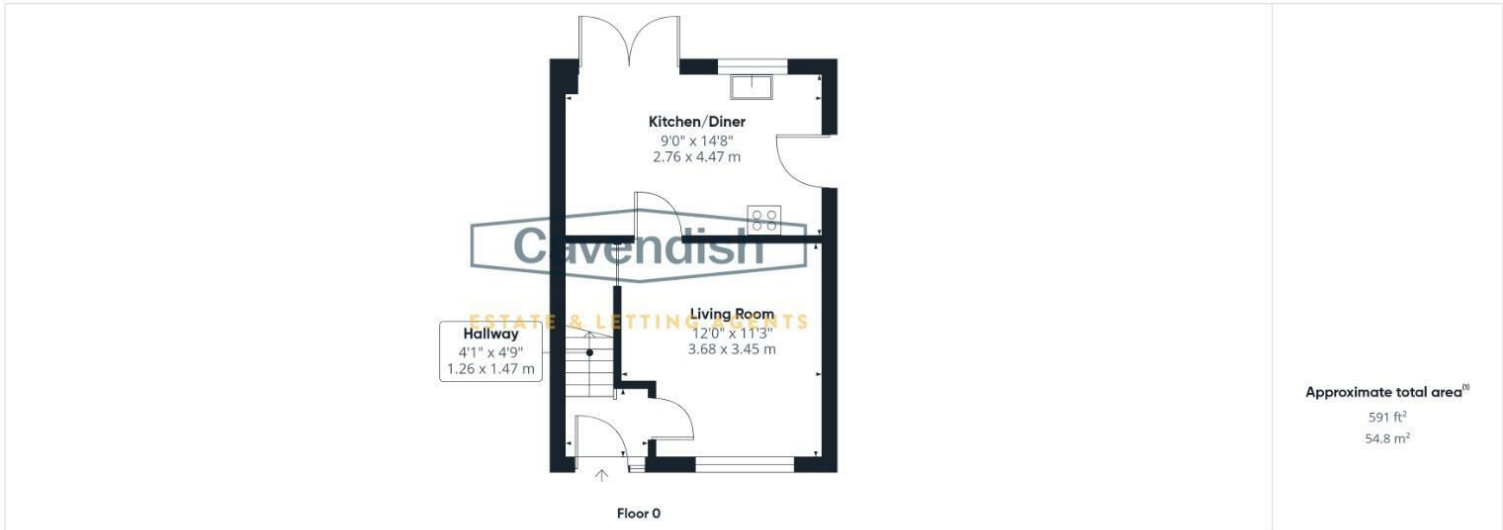
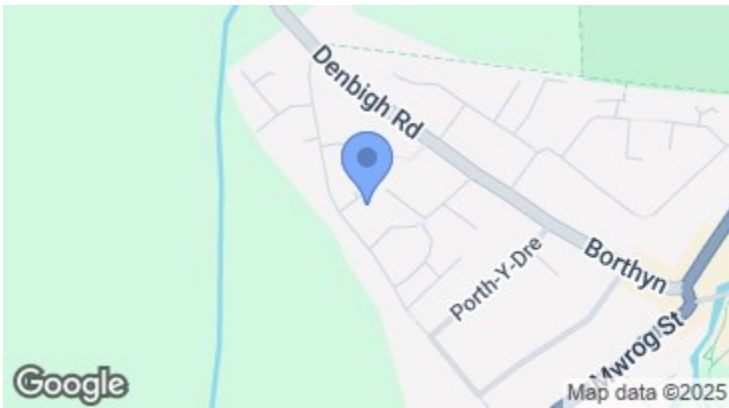




7 Llain Goch, Ruthin, LL15 1LD



GIRAFFE 360



| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | 68 | 75 |
| <p>England & Wales</p> | | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|---|-----------|
| <p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p> | | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |  | |

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.



www.cavendishproperties.co.uk

Cavendish

ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



7 Llain Goch

Ruthin,
LL15 1LD

Offers Over

£175,000

A beautifully presented two-bedroom semi-detached home, situated in a sought-after residential area of Ruthin. This attractive property offers modern living accommodation, a stylish kitchen diner, and a well-maintained rear garden, making it an ideal purchase for first-time buyers, small families, or those looking to downsize.

The ground floor comprises an entrance hall with wood-effect flooring, a bright lounge with gas fire and understairs storage, and a modern kitchen diner fitted with grey granite-effect work surfaces, black tiled splashback, and integrated Russell Hobbs oven with Ene Nardi gas hob. There is space for a washer and dryer, double patio doors opening onto the rear garden, and a side access door.

Upstairs offers two bedrooms and a family bathroom. Bedroom one is a double with storage cupboard; bedroom two is a single with built-in wardrobe. The bathroom includes a bath with shower over, wash basin, WC, and towel radiator.

Externally, the property features a front lawn, driveway parking for two cars, and an enclosed rear garden with lawn, slate chippings, and a covered patio with electric point. Additional benefits include double glazing, gas central heating, and an insulated, part-boarded loft.

An ideal home for first-time buyers or downsizers. Viewing highly recommended.

LOCATION



Situated in a popular residential area of Ruthin, this delightful two-bedroom semi-detached property offers modern living spaces, a stylish kitchen, and well-maintained gardens—perfect for first-time buyers, small families, or those looking to downsize.

EXTERNAL



The property enjoys excellent kerb appeal with a neatly lawned front garden, private driveway providing off-road parking for two vehicles, and a welcoming front porch. To the rear, a generous enclosed garden features a lawned area, decorative slate chippings, and a patio seating area sheltered by a lean-to—ideal for outdoor entertaining. An external electric point is conveniently positioned beneath the lean-to.

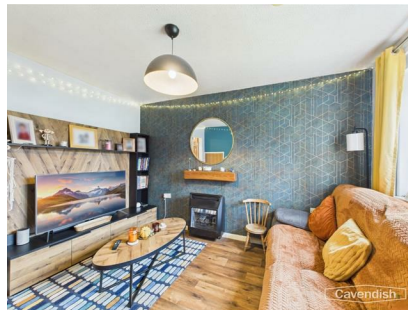
ENTRANCE HALL

1.26 x 1.47 (4'1" x 4'9")

A bright and inviting hallway with wood-effect flooring, radiator, and staircase leading to the first floor. Access to the lounge lies to the right.

LOUNGE

3.68 x 3.45 (12'0" x 11'3")



A comfortable living space with wood-effect flooring, feature gas fire, and useful understairs storage cupboard. A double-glazed window overlooks the front garden, allowing plenty of natural light.



KITCHEN/DINER

2.76 x 4.47 (9'0" x 14'7")



A contemporary kitchen fitted with grey granite-effect work surfaces, black tiled splashback, and wood-effect flooring. Appliances include a Russell Hobbs built-in electric oven and a Nardi gas hob, with space and plumbing for both a washing machine and dryer.

A double-glazed window overlooks the

rear garden, while double patio doors open directly to the outdoor entertaining area. A side door also provides convenient garden access.



BEDROOM

2.59 x 3.51 (8'5" x 11'6")



A well-proportioned double bedroom with cream carpet, built-in over-stairs storage, and a double-glazed window to the front aspect.

BEDROOM

3.06 x 2.30 (10'0" x 7'6")



A single bedroom with cream carpet, built-in wardrobe, and double-glazed window overlooking the rear garden.

BATHROOM

1.68 x 2.04 (5'6" x 6'8")



Modern bathroom fitted with a white suite comprising a panellled bath with shower over, wash hand basin, and WC. Featuring wood-effect vinyl flooring, extractor fan, chrome towel radiator, and an obscured double-glazed window providing natural light and privacy.

REAR GARDEN



ADDITIONAL INFORMATION



Gas central heating
Double glazing throughout
Loft: insulated and part-boarded
Driveway parking for two vehicles

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band B

AML

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWINGS

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

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

PRIORITY INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets

with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

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.

DIRECTIONS

From Ruthin town centre:

Head north-west on Well Street for approximately 30 ft.

At the roundabout, take the 2nd exit onto Clwyd Street and continue for 0.3 miles.

Turn right onto Mwrog Street (A494).

After about 80 ft, turn left onto Borthyn and continue for 0.2 miles.

Continue straight onto Denbigh Road for a further 0.2 miles.

Turn left onto Llain Goch, then take the next left to stay on Llain Goch.

The property will be located on the right-hand side.