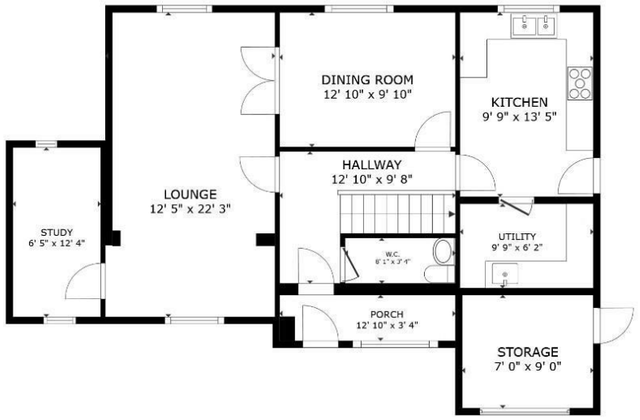
11 Stryd Y Brython, Ruthin, LL15 1JA



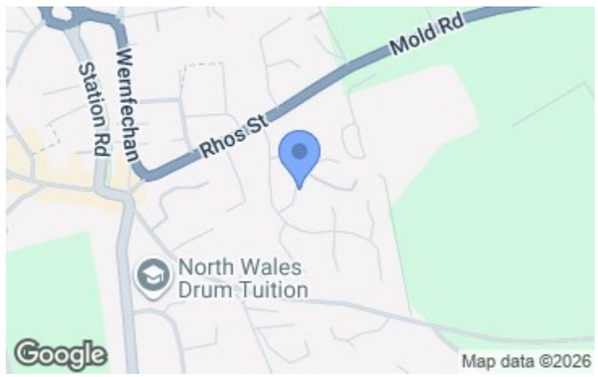
FLOOR 1

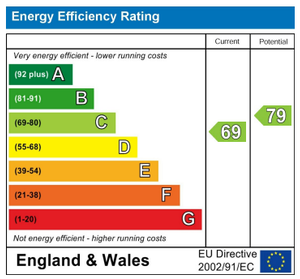


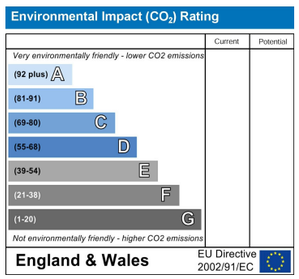
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 822 sq.ft. FLOOR 2 630 sq.ft.
EXCLUDED AREAS : STORAGE 79 sq.ft.
TOTAL : 1,452 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport







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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11 Stryd Y Brython

Ruthin,
LL15 1JA

Price
£400,000

A modern extended four bedroom detached family house standing within a large corner plot with delightful landscaped gardens, located to the lower part of this established and popular residential area about 0.5 mile from the town centre. This family home has benefited from some modernisation with double glazed windows and refurbished kitchen, bathroom and shower room. It affords enclosed reception porch, hall with cloakroom and WC, a well lit through lounge with adjoining study, dining room, modern fitted kitchen / breakfast room with adjoining utility area; first floor landing, main bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and bathroom. Integral garden store room (part former garage), gas central heating, extensive parking for several vehicles to the front and enclosed, private gardens to the rear with patio.

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

PORCH

Modern UPVC leaded effect double glazed door with decorative panes and four full depth windows to one side leading to enclosed porch, ceramic tiled floor, panelled and glazed door leading to entrance hall.

ENTRANCE HALL



Staircase rising off, coved ceiling, radiator.

CLOAKROOM



White suite comprising fitted cabinet to one wall with wash basin and WC with concealed cistern, attractive half tiled walls, double glazed window, extractor fan, ceramic tile flooring, chrome towel radiator.

LOUNGE

6.78m x 3.78m (22'3 x 12'5)



A spacious through room which is well lit with a large double glazed sliding patio window opening to the south-east facing rear garden, further leaded effect double glazed window to front, coved ceiling, TV point, fine Adams style decorative marble fireplace and hearth with coal effect Living Flame gas fire. Twin glazed doors to study.



STUDY

3.76m x 1.96m (12'4 x 6'5)



A single storey extension to the left hand side, it has double glazed windows to both front and rear with coved ceiling, telephone point and radiator.

DINING ROOM

3.91m x 3.00m (12'10 x 9'10)



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

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KITCHEN

4.09m x 2.97m (13'5 x 9'9)



Refurbished with a contemporary range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts with contrasting marble effect working surfaces. Inset single drainer sink with mixer tap, inset Panasonic microwave, Hotpoint stainless steel range cooker with five gas burners, two ovens and stainless steel upstand with large extractor hood and light over, void for fridge, integrated dishwasher, attractive tiled walls with double glazed window and pelmet lighting above, ceramic tiled flooring, double panelled radiator, double glazed door to side.



UTILITY ROOM

2.97m x 1.88m (9'9 x 6'2)



Refurbished to match the kitchen with a white Belfast glazed sink, void and plumbing for washing machine, space for tumble dryer and upright fridge/freezer, further cupboard with storage, ceramic tiled flooring.

FIRST FLOOR LANDING

Leaded effect double glazed window to front.

BEDROOM ONE

4.90m x 4.06m max (16'1 x 13'4 max)



A well lit room with two double glazed windows. Range of fitted wardrobes comprising two mirror fronted sliding door units with central bed recess and locker storage cupboards over, matching wardrobe, radiator.

EN SUITE SHOWER ROOM



White suite comprising large walk-in tray with mixer valve, vanity with large bowl and storage cupboard beneath, mirror with lighting and shaver point above, low level WC, high gloss wall boarding, ceramic tiled floor, towel radiator.

BEDROOM TWO

3.43m x 2.92m (11'3 x 9'7)



Double glazed window with aspect towards the centre of Ruthin and St Peter's church spire, panelled radiator.

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