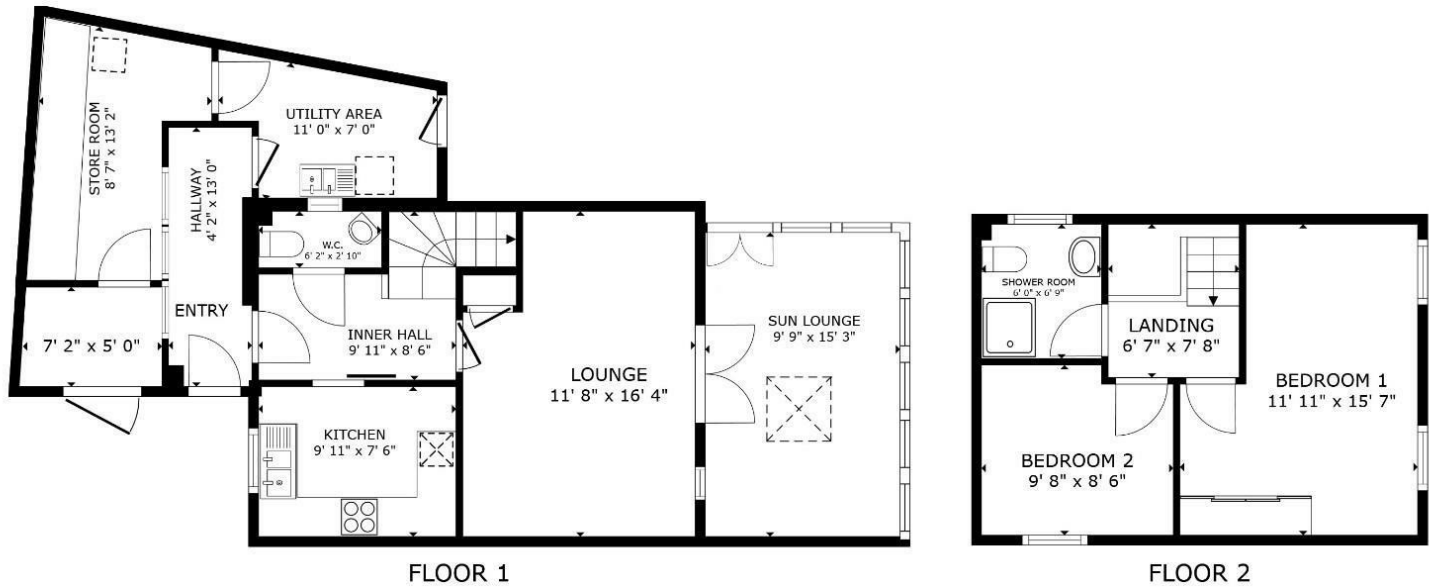
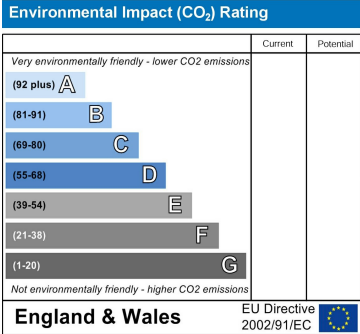
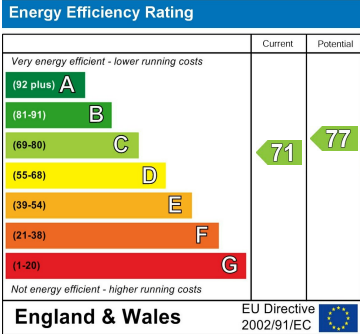
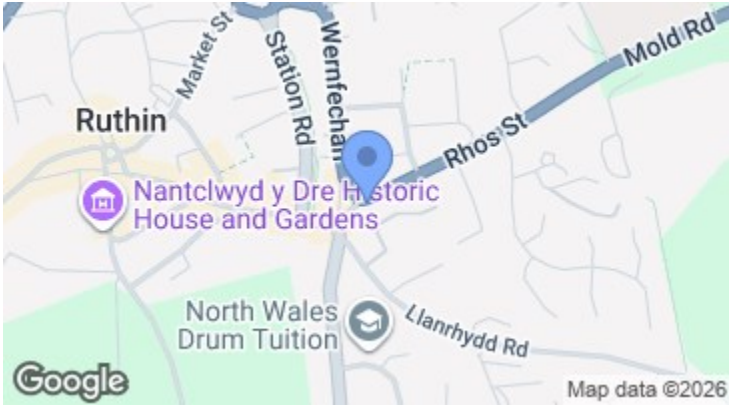




GROSS INTERNAL AREA
FLOOR 1 777 sq.ft. FLOOR 2 341 sq.ft.
TOTAL : 1,118 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



4 Cwrt Y Crydd
Ruthin, Denbighshire,
LL15 1DN

Price
£185,000

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 DECEPTIVELY SPACIOUS 2 BEDROOM MID TERRACED TOWNHOUSE STANDING WITHIN A SMALL SECLUDED CUL-DE-SAC JUST OFF RHOS STREET AND CLOSE TO THE TOWN CENTRE.

Extended to the rear with a large summer room with high vaulted roof and splendid south facing picture window it affords and entrance hall, central hall, large lounge, sun room, fitted kitchen, cloaks, first floor 2 bedrooms and shower room. Ground floor store with workshop and utility/side porch.

Parking for 2 cars. Enclosed and private south facing patio garden

LOCATION

Located just off Rhos Street the property is within easy reach of Well Street and the town centre. There are an extensive range of shops and other services close to hand.

THE ACCOMMODATION COMPRISES FRONT ENTRANCE



UPVC and double glazed door leading to entrance hall.

ENTRANCE HALL

3.96m x 1.27m (13' x 4'2")

Double glazed window to side, tiled floor, panelled radiator. UPVC door leading to central hall.

CENTRAL HALL

3.02m x 2.59m (9'11" x 8'6")



Turned staircase rising off, tiled floor.

CLOAKROOM

Corner wash basin with tiled splash, low level WC, double glazed window, extractor fan.

LOUNGE

4.98m x 3.56m (16'4" x 11'8")



A spacious room with double glazed French doors

opening to the adjoining sun lounge, double glazed window, woodgrain effect floor finish, TV point, panelled radiator, enclosed downstairs cupboard.



SUN ROOM

4.65m x 2.97m (15'3" x 9'9")



A splendid room which is an extension to the original design and provides a very versatile room which is designed to take full advantage of the southerly aspect. It has double glazed windows to two sides with integrated blinds together with high level windows with tinted finish, lined pitched roof with two roof lights, ceramic tile flooring, radiator, double glazed doors opening to the rear garden.



KITCHEN

3.02m x 2.29m (9'11" x 7'6")



Fitted with a range of base and wall mounted cupboards and drawers with a light woodgrain finish to door and drawer fronts and contrasting stone effect working surfaces to include inset single drainer sink with mixer tap, inset four ring gas hob with concealed hood, integrated double oven, wall mounted gas boiler, ceiling downlighters, coved ceiling, ceramic tiled floor. Plumbing for dishwasher, double glazed window.

FIRST FLOOR LANDING

BEDROOM ONE

4.75m max x 3.63m (15'7" max x 11'11")



A very spacious room with two double glazed windows affording a southerly aspect over the area of open space adjoining Ruthin Hospital, outbuilt sliding door wardrobe with hanging rail and shelving, panelled radiator.

BEDROOM TWO

2.95m x 2.59m (9'8" x 8'6")



Double glazed window, deep recess for wardrobe, panelled radiator.

SHOWER ROOM

2.06m x 1.83m (6'9" x 6')



Modern white suite comprising corner cubicle with glazed screen, pedestal wash basin, WC, part tiled walls with decorative dado, high level double glazed window with extractor fan, tiled floor, towel radiator.

OUTSIDE



There is a wide brick paved parking area directly to the front of the house providing space for two cars, and with panelled door leading to the part converted former garage.

STORE ROOM

4.01m x 2.62m (13'2" x 8'7")



The front section is used for general storage with an internal door opening to a very useful workroom with low level storage to one side, polycarbonate roofing with air vents, panelled door leading to rear porch/domestic area.

UTILITY

3.35m max x 2.13m max (11' max x 7' max)



Fitted sink and plumbing for washing machine, panelled radiator, panelled door leading to rear garden.

REAR GARDEN



To the rear is a very secluded and sheltered mainly south facing patio garden designed for low maintenance being mainly flagged with a raised formal ornamental pond to one side.



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 and

follow the road along Wern Fechan bearing right onto Rhos Street whereupon Cwrt Y Crydd with be found directly ahead. It is a white rendered development and number 4 is within the courtyard.

COUNCIL TAX

Denbighshire County Council - Tax Band C

TENURE

Believed to be 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