

Ground Floor



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		85
	69	
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



6 Glasfryn
Ruthin, Denbighshire,
LL15 1RQ

Price
£275,000

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 beautifully appointed two bedroom detached bungalow with garage and splendid landscaped gardens affording lovely views across town towards St Peter's Church located in this highly regarded and convenient cul-de-sac about one-third of a mile from the town centre. This modern bungalow has been completely refurbished to an exacting standard. It affords canopy entrance, reception hall, lounge with bay window and contemporary fireplace, luxury fitted kitchen/dining room with oak units and a range of built-in appliances, utility room, two double bedrooms and luxury shower room. Double glazing and gas CH. Parking and detached garage. Enclosed and very private landscaped gardens to the rear with patio, water feature and low maintenance borders with gravelled pathways. AN EARLY INSPECTION RECOMMENDED.



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.

**THE ACCOMMODATION
COMPRISES**

A deep canopy entrance with outside light and A UPVC double glazed door leading to:

RECEPTION HALL

Access to roof void, fitted linen cupboard with slatted shelving, coved ceiling and radiator.

LOUNGE

4.52m plus bay x 3.12m (14'10 plus bay x 10'3)



Double glazed windows to front with vertical blinds, contemporary wall mounted coal effect Living Flame fireplace, further window to gable, coved ceiling, tv aerial point and radiator.

**KITCHEN/DINING ROOM**

4.01m max x 3.66m max (13'2 max x 12' max)



Refurbished with an extensive range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts, contrasting high gloss stone effect working surfaces to include an inset stainless steel sink with drainer and mixer tap, integrated four-ring gas hob with a stainless steel and glass convector hood and light over, Hotpoint double oven, integrated dishwasher and fridge, attractive tiled splash back, double glazed window, ceramic tiled flooring which extends into the adjoining utility room, ceiling downlighters and panelled radiator.

**UTILITY ROOM**

1.83m x 1.52m (6' x 5')

Matching base unit with void and plumbing for washing machine, wall cabinet with concealed gas fired boiler providing domestic hot water and heating, matching flooring and double glazed door to side.

BEDROOM 1

3.58m x 3.12m (11'9 x 10'3)



Double glazed window with a pleasing aspect over the rear garden with views towards St Peter's Church and panelled radiator.

BEDROOM 2

3.53m x 3.00m (11'7 x 9'10)



Double glazed window with a pleasing aspect over the rear garden with views towards St Peter's Church and panelled radiator.

SHOWER ROOM

2.08m x 1.75m (6'10 x 5'9)



Refurbished with a luxury white suite with a wet floor system with attractive stone effect ceramic tiled floor and walling, glazed shower screen with a high output shower, wash basin and wc, downlighters and a contemporary chromed towel radiator.

OUTSIDE

The property is approached over wide tarmac hardstanding providing space for parking and access to detached garage.

DETACHED GARAGE

5.84m x 2.97m (19'2 x 9'9)

With metal up and over door to the front, electric light and power installed and personal door to side.

GARDENS

Low maintenance garden area to the front. Gated access to the rear garden, which has been extensively landscaped to provide colour and interest throughout the seasons and low maintenance with a wide patio and attractive water feature and

gravelled pathways which extend through well maintained and stocked flower borders. The garden is bounded by a new fence to provide privacy whilst the sloping garden beyond, which extends down to Llanrhydd Street and forms part of the property, has been sown with a wild flower mix to provide colour and a low maintenance area.

**AGENT'S NOTE**

Denbighshire County Council - Council Tax Band D.

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 the Agent's Ruthin Office, proceed down Well Street and on reaching the junction with Station Road, bear right. Immediately upon crossing the Pelican Crossing, fork left onto the Llanrhydd Street and continue for a short distance taking the right turn into Glasfryn. Bear left into the first cul-de-sac and the property will be found on the left hand side.

VIEWING

By appointment through the Agent's

Ruthin office 01824 703030.

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

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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.