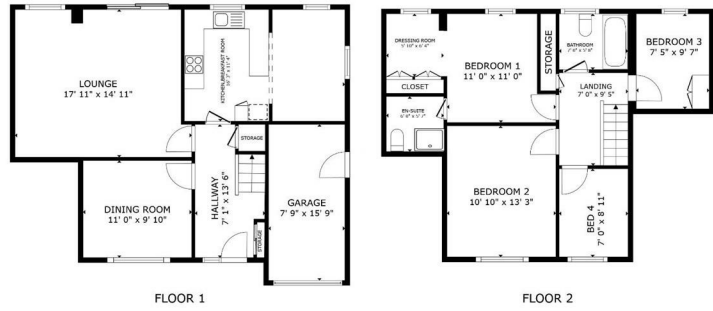


5 Llwyn Menlli, Ruthin, LL15 1RG



GROSS INTERNAL AREA
FLOOR 1: 600 SQ.FT. FLOOR 2: 610 SQ.FT.
EXCLUDED AREA: GARAGE 122 SQ.FT.
TOTAL: 1,230 SQ.FT.



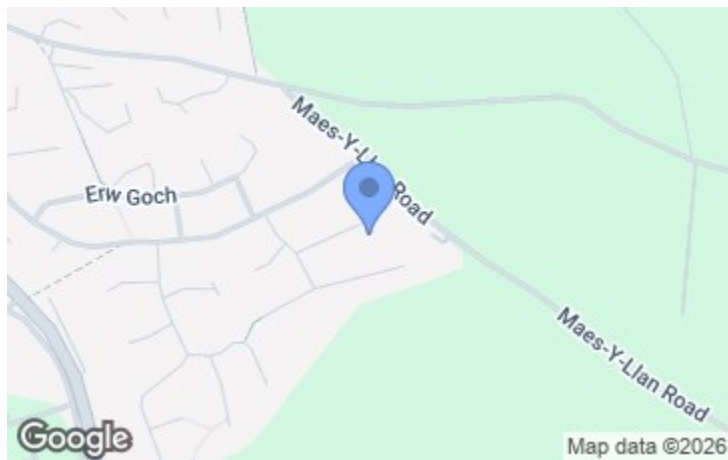
Cavendish
ESTATE AGENTS

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

Tel: 01824 703030

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www.cavendishproperties.co.uk



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	EU Directive 2002/91/EC	72	78

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

5 Llwyn Menlli
Ruthin,
LL15 1RG

Price
£350,000

NO ONWARD CHAIN

A GREATLY EXTENDED FOUR BEDROOMED DETACHED HOUSE WITH GARAGE STANDING AT THE HEAD OF A POPULAR AND ESTABLISHED RESIDENTIAL CUL-DE-SAC ABOUT ONE MILE FROM THE TOWN CENTRE. This adaptable family home will lend itself to some modernisation and refurbishment and affords an entrance hall, extended lounge with French windows open to the south facing rear garden, dining room/occasional bedroom 5, kitchen/breakfast room. First floor landing, extended main bedroom with dressing area and ensuite, three further bedrooms and modern bathroom and WC. Integral garage, double glazed and gas heating. Wide driveway for two cars and a private south facing garden to rear with patios, lawn and established flower shrub borders.



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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.

THE ACCOMMODATION COMPRISES

uPVC and double glazed door with decorative central pane and a full depth pane to one side leading to Entrance Hall.

ENTRANCE HALL

Outbuilt sliding door, cloaks cupboard with coat hooks and shelf, staircase rising off with an enclosed cupboard beneath, woodgrain-effect floor finish and panel radiator.

LOUNGE

5.46m x 4.55m (17'11 x 14'11)



An extended room with a pleasing southerly aspect with a modern double glazed patio window open to the garden,

further double glazed window, Adam style fireplace and hearth in a natural limestone finish with inset electric fire, TV point, coved ceiling and two panelled radiators.

**EXTENDED KITCHEN/BREAKFAST ROOM**

4.95m x 3.45m (16'3 x 11'4)



Fitted with a modern range of base and wall mounted cupboards and drawers with a cream high gloss finish to door and drawer fronts with contrasting woodgrain-effect working surface to include peninsula divide. It includes an inset single drainer sink, space for cooker with gas point, convector hood above, void and plumbing for washing machine, housing for upright fridge/freezer, tiled splashback. Modern Worcester gas fired combination boiler, double glazed window and archway to adjoining breakfast area with two double glazed windows and matching door to rear, tile-effect floor finish and panelled radiator.



DINING ROOM/BEDROOM 5
3.35m x 3.00m (11' x 9'10)

Maes Meugan towards the Clwydian Hills, dressing area with fitted wardrobes and panelled radiator.



To the front of the house with a double glazed window and panelled radiator.

FIRST FLOOR LANDING

EXTENDED BEDROOM 1
3.35m x 3.35m plus 1.93m x 1.78m (11' x 11' plus 6'4 x 5'10)



ENSUITE SHOWER ROOM
1.83m x 1.75m (6' x 5'9)



Two double glazed windows with southerly aspect across



Corner cubicle with high output shower, vanity with cupboard, low-level WC, fully tiled walls and a chromed towel radiator.

BEDROOM 2

4.04m x 3.30m (13'3 x 10'10)



Double glazed window to front, vanity inset bowl and tiled splash, panelled radiator.

BEDROOM 3

2.92m x 2.26m (9'7 x 7'5)

Double glazed window to rear, panelled radiator.

BEDROOM 4

2.72m x 2.13m (8'11 x 7')



Currently used as a study with fitted cabinets and desk, it has a high-level fitted cupboard, open wall shelving, double glazed window and panelled radiator.

BATHROOM

2.13m x 1.73m (7' x 5'8)



White suite comprising a panelled bath with shower screen and electric shower over, large vanity with shaped bowl and low-level WC. Fully tiled walls to a marble-effect finish, cupboard, mirror, light point and a chromed towel radiator.

OUTSIDE



The property stands near the head of the cul-de-sac with a wide tarmac driveway leading in providing space and parking for two cars and access to the integral garage. Adjoining is an open plan lawned area with gate access to either side.



The rear elevation has a predominantly southerly aspect with views over Maes Meugan towards the Clwydian Hills. There is a sheltered flagged patio together with a shaped lawn, raised rockery with a variety of perennial shrubs and plants.

DIRECTIONS

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the fourth exit onto Station Road and follow the road past the Co-op and thereafter bear left, over the pedestrian crossing, and after approximately 150 yards turn left into Erw Goch. Follow the road up the hill taking the second right into Llwyn Menlli and first left into the cul-de-sac and the property will be found at the head of the cul-de-sac on the right hand side.

AGENTS NOTES

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Council Tax Band E

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/SLC