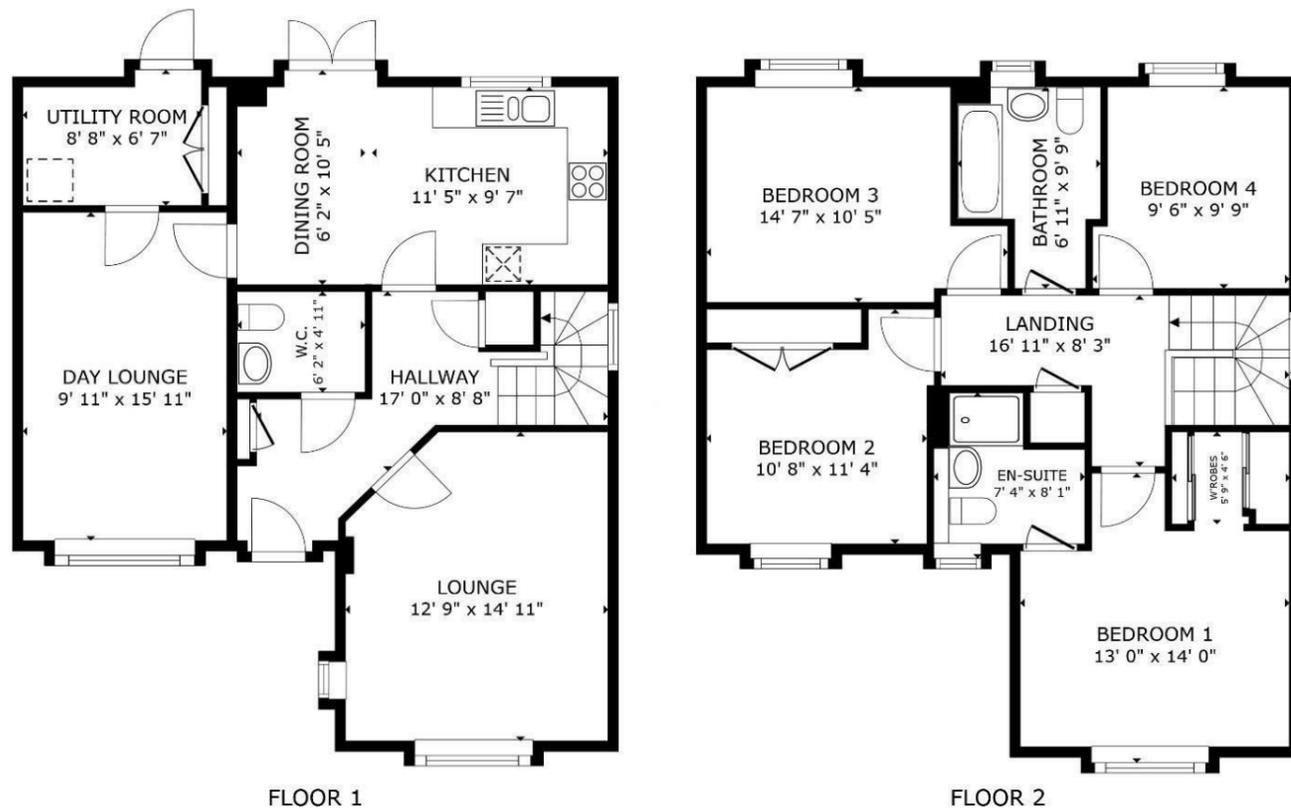


34 Stryd Yr Wylan, Ruthin, Denbighshire, LL15 1QJ



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 764 sq.ft. FLOOR 2 769 sq.ft.
TOTAL : 1,533 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



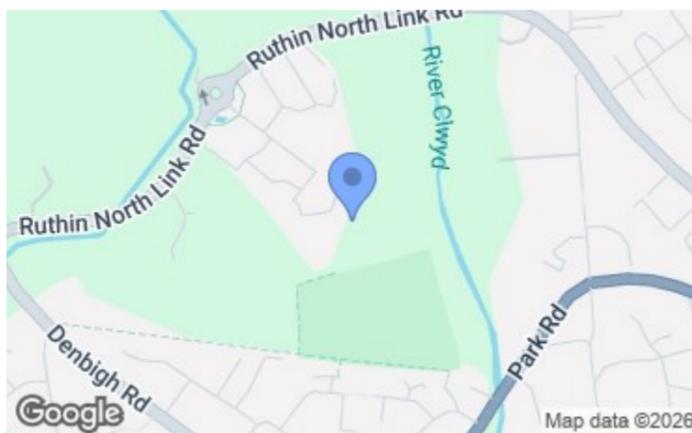
Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



Energy Efficiency Rating	
Current	Potential
82	92

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

34 Stryd Yr Wylan
Ruthin, Denbighshire
LL15 1QJ

Price
£339,000

A SPACIOUS AND WELL PRESENTED 4 BEDROOM DETACHED HOUSE STANDING IN AN ENVIABLE POSITION AT THE HEAD OF A SMALL CUL-DE-SAC WITH OPEN SOUTHERLY ASPECT OVER THE ADJOINING CRICKET AND FOOTBALL FIELDS, ONLY A SHORT DISTANCE FROM THE TOWN CENTRE.

This attractive family home affords a central reception hall with cloaks & w.c. Lounge with lovely southerly aspect, luxury fitted kitchen/dining room with french doors to garden, day lounge and utility room.

First floor landing, large main bedroom with fitted wardrobes and en-suite, 3 further double bedrooms and bathroom. Wide drive for two cars with electric car charging point. large enclosed gardens to rear with an enclosed garden store to one side.



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LOCATION



The medieval 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.

Glasdir has become a very popular area for families as it is so conveniently placed for nearby primary schools, the cricket & football fields adjoining together with footpaths leading to the town centre and countryside walks along the river.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with light point, composite woodgrain effect double glazed door leading to reception hall.

RECEPTION HALL



Turned staircase rising off with enclosed understairs cupboard, painted panelling to dado, meter cupboard, slate effect ceramic tiled flooring, panelled radiator.

CLOAKROOM



White suite comprising pedestal wash basin with tiled splash and low level WC, extractor fan, matching flooring, radiator.

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

OUTSIDE



The property stands at the head of a small cul de sac with a tarmac drive to front providing space for parking 2/3 cars. There is a slated area designed for low maintenance and with access to all sides leading to the rear.

DIRECTIONS

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the second exit onto the Ring Road. Continue to the roundabout and take the first exit into Glasdir. Follow the main estate road to its furthest point where it joins Ruthin football and cricket fields and bear left into the cul de sac and no.34 will be found directly ahead.

AGENTS NOTES

COUNCIL TAX

Denbighshire County Council - Tax Band E

TENURE

Freehold. Please note there is an annual service charge towards the maintenance of the common areas within the Glasdir development which we understand is currently about £130 per annum.

*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.



The rear garden is a particular feature of the house with a wide travertine stone tiled patio and pathway together with shaped lawn, slated area and screen fencing to three sides. To the right hand side is an enclosed shed.

LOUNGE

4.55m x 3.89m (14'11" x 12'9")



An attractive room to the front of the house with two double glazed windows, one affording a splendid view over Ruthin football fields, cricket ground and beyond towards Ruthin castle and historic jail. Feature panelling to one wall with TV point, wall light points, panelled radiator.

KITCHEN/DINING ROOM

5.36m x 3.18m (17'7" x 10'5")



Fitted with a modern range of base and wall mounted cupboards and drawers with an off white finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include inset one and half bowl sink with mixer tap and drainer, inset five ring gas hob with glass upstand and stainless steel and glass extractor hood and light above, integrated AEG oven and microwave oven, integrated fridge/freezer, Zanussi dishwasher, fitted pan drawers, painted panelling to dado, slate effect floor finish,

combination of ceiling downlighters and pendant lighting, double glazed window. Twin double glazed doors opening to the rear patio garden, panelled radiator. Fitted cupboard with concealed Logic combi gas fired boiler providing heating and hot water.



DAY LOUNGE

4.85m x 3.02m (15'11" x 9'11")



A versatile room with double glazed windows to front

affording views in a southerly direction across the playing fields towards the centre of Ruthin, woodgrain effect floor cover, electric panelled radiator.

BEDROOM ONE

4.27m x 3.96m including door recess (14' x 13' including door recess)



Double glazed window with southerly aspect over the playing fields and beyond to the centre of Ruthin, walk-in wardrobe area with two mirror fronted sliding door robes, panelled radiator.

EN SUITE SHOWER ROOM

2.46m x 2.24m (8'1" x 7'4")



White suite comprising wide tray with bi-fold glazed screen and high output shower with monsoon style head, pedestal wash basin and WC, part tiled walls to a limestone effect finish, tiled floor, extractor fan, chrome towel radiator.

BEDROOM TWO

3.45m x 3.25m (11'4" x 10'8")



Double glazed window to front with southerly aspect, built-in double door wardrobe, panelled radiator.

BEDROOM THREE

4.45m x 3.18m including door recess (14'7" x 10'5" including door recess)



Double glazed window to rear, panelled radiator.

BEDROOM FOUR

2.97m x 2.90m (9'9" x 9'6")



Double glazed window to rear, panelled radiator.

BATHROOM

2.97m x 2.11m (9'9" x 6'11")



White suite comprising panelled bath with bi-fold shower screen and electric shower over, pedestal wash basin and WC, part tiled walls, ceramic tiled flooring, extractor fan, downlighters, chrome towel radiator.

UTILITY ROOM

2.64m x 2.01m (8'8" x 6'7")



Fitted base and wall units with woodgrain effect working surface, plumbing for washing machine, large built-in storage cupboard, woodgrain effect floor covering, panelled door to rear.

FIRST FLOOR LANDING

Large central landing with access to roof void, window to gable, fitted linen cupboard, radiator.