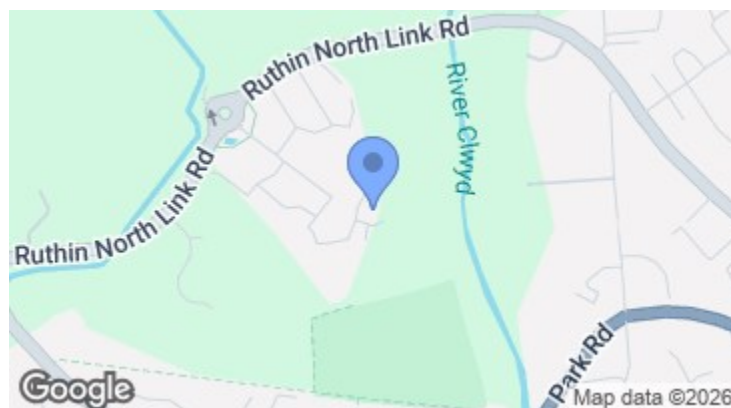




GROSS INTERNAL AREA
FLOOR 1: 427 sq. ft. FLOOR 2: 422 sq. ft.
FLOOR 3: 308 sq. ft. TOTAL: 1,157 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
83	93

Environmental Impact (CO ₂) Rating	
Current	Potential



18 Stryd Yr Wylan
Ruthin, Denbighshire,
LL15 1QJ

Price
£240,000

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 MODERN THREE STOREY SEMI-DETACHED HOUSE occupying an attractive position on the fringe this established development with superb un-interrupted views over fields, towards the river Clwyd and across to the Clwydian Range and Moel Famau in the far distance. Dating from 2020, the property affords well planned accommodation over three floors to include a superb top floor principal bedroom with vaulted ceiling, built in wardrobes and ensuite. Other features include modern fittings, gas fired central heating, double glazing and remaining balance of the builders warranty. In brief the adaptable accommodation comprises; reception hall, living room with laminate wood effect flooring, kitchen/diner with attractive range of units, integrated appliances and French doors to the garden and cloakroom/WC. First floor landing, two bedrooms and bathroom. Spacious principal bedroom suite to the upper floor with en suite shower room. Driveway parking and good size enclosed garden to the rear.



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

FRONT ENTRANCE

Modern wood grain effect double glazed front door to reception hall.

RECEPTION HALL



Staircase to the first floor, built-in cupboard, radiator and interior door to living room.

LIVING ROOM

4.17m x 3.23m (13'8" x 10'7")



Double glazed window to the front with open aspect with views over the fields and across to the Clwydian Hills. Laminate effect flooring, TV aerial point and double panelled radiator. Internal door leads through to the kitchen/dining room.



KITCHEN/DINING ROOM

4.27m x 2.92m extending to 3.40m (14' x 9'7" extending to 11'2")



An open plan room with space for a table and with UPVC French doors providing access to the garden. The kitchen is fitted with an attractive range of gloss cream base and wall units with chrome handles and contrasting light tone wood effect work surfaces with matching upstands and tiled splashback. Inset sink unit with preparation bowl and mixer tap, and range of integrated appliances comprising four gas burner hob with concealed cooker hood, electric double oven, slimline dishwasher, fridge/freezer and built-in washing machine. Continuation of the laminate wood effect flooring from the living room, deep understairs storage cupboard, double panelled radiator and built-in cupboard housing the gas fired central heating boiler.



CLOAKROOM/WC

2.11m x 1.50m (6'11" x 4'11")



Comprising pedestal wash basin and tiled splashback and low flush WC. Radiator and extractor fan.

FIRST FLOOR LANDING



Radiator and wood grain effect white panelled interior doors to all rooms.

BEDROOM TWO

4.29m x 2.82m (14'1" x 9'3")



A double size room with double glazed window to the rear, built-in cupboard and radiator.

BEDROOM THREE

3.58m x 2.11m (11'9" x 6'11")



Double glazed window to the front with views and radiator.

BATHROOM

2.16m x 2.08m (7'1" x 6'10")



Fitted with a three piece suite comprising panelled bath with mains shower valve and glazed screen, pedestal wash basin and low flush WC. Attractive part tiled walls, chrome towel radiator and extractor fan.

INNER LANDING

Double glazed window to the front, laminate wood effect flooring and extended staircase to the second floor accommodation.

SECOND FLOOR BEDROOM ONE

5.69m x 3.15m plus staircase (18'8" x 10'4" plus staircase)



A spacious open plan room with high vaulted ceiling, double glazed dormer window to the front with superb views over the fields and across to the Clwydian Hills and towards Ruthin town centre. Double glazed roof light to the rear, built-in double wardrobe, laminate wood effect flooring, TV aerial point, two wall light points and double panelled radiator.



EN SUITE

1.40m x 2.26m (4'7" x 7'5")



A well appointed en suite shower room comprising a large shower enclosure with folding screen and electric shower, pedestal wash basin and low flush WC. Attractive part tiled walls, vinyl flooring, chrome towel radiator, extractor fan and double glazed roof light.

OUTSIDE



Driveway parking.

Established front lawned garden and good size rear garden with patio, established trees, outside security light and garden shed.



DIRECTIONS

From the Agent's Ruthin office proceed down Market Street, and on reaching the roundabout take the second exit which adjoins Tesco and the Craft Centre and proceed towards Lon Parcwr. Continue until reaching the mini roundabout and take the first left into the Glasdir Estate. Continue straight ahead and at the top of the road, bear right and then left towards the open area/round about and into Stryd y Wylan. Proceeding diagonally across the roundabout whereupon the property will be found set back on the left over looking the field.

AGENTS NOTES

We understand an annual service is payable towards the up keep of the communal areas on the development. We understand the current charge is approximately £130.00pa

COUNCIL TAX

Denbighshire County Council - Tax band D

TENURE

Understood to be Freehold

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

DW/PWV