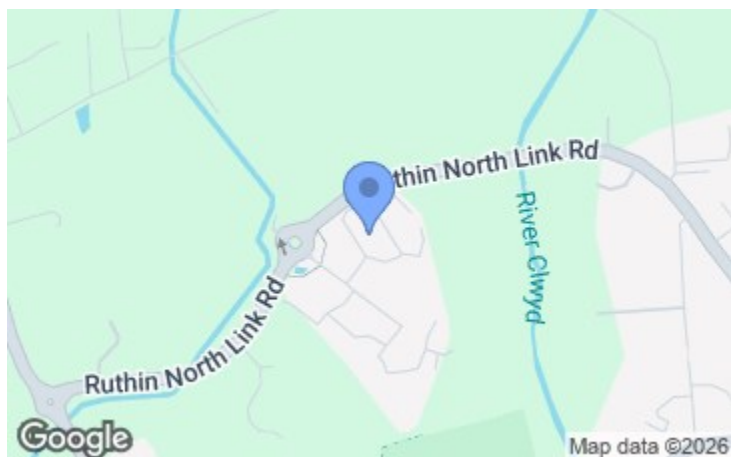




GROSS INTERNAL AREA  
 FLOOR 1 290 sq.ft. FLOOR 2 421 sq.ft. FLOOR 3 429 sq.ft.  
 EXCLUDED AREAS : GARAGE 131 sq.ft.  
 TOTAL : 1,140 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

St Peter's Square Ruthin, Denbighshire, LL15 1AE  
 Tel: 01824 703030  
 Email: ruthin.sales@cavmail.co.uk

**Cavendish**  
**ESTATE AGENTS**

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**6 Stryd Y Barcud**  
 Ruthin,  
 LL15 1QD

**Offers Over**  
**£250,000**

An imposing four bedroom semi-detached three storey townhouse offering spacious and adaptable accommodation with enclosed and quite private garden to the rear, located on the periphery of this popular residential development with a semi-rural aspect.

Ideally placed for access to the new Glasdir primary schools and to the town centre, this adaptable family home affords a reception hall with modern cloakroom/wc, large fitted kitchen/breakfast room with french doors to garden, first floor landing, large lounge with aspect across Glasdir towards Moel Fenlli, bedroom four and main bathroom, second floor landing, bedroom one with fitted wardrobes and en suite shower room, and two further bedrooms. Double glazing and gas central heating. Wide driveway to the front for parking and enclosed garden to the rear.

**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.



**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**

Canopy entrance with composite and glazed door leading to entrance hall.

**ENTRANCE HALL**

5.21m x 1.98m (171 x 66)



Staircase rising off with understairs cupboard, woodgrain effect laminate flooring, box panel radiator.

**CLOAKROOM**



Contemporary suite with wash basin, storage cupboard and low level WC, extractor fan, double glazed window, chrome towel radiator.

**KITCHEN/DINING ROOM**

4.83m x 3.58m (15'10 x 11'9)



Fitted with a modern range of base and wall mounted cupboards and drawers with a light grey high gloss finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include inset 1.5 bowl stainless steel sink with mixer tap, inset four ring Zanussi electric hob with glass and stainless steel extractor hood above,

integrated double oven, fitted cabinet with Logic Combi gas boiler, integrated larder fridge and freezer, Neff dishwasher. Further integrated TDA washing machine, pan drawers. Double glazed doors and matching windows opening to an enclosed and quite private rear garden. Woodgrain effect floor finish, downlighters, box panel radiator.



**FIRST FLOOR LANDING**

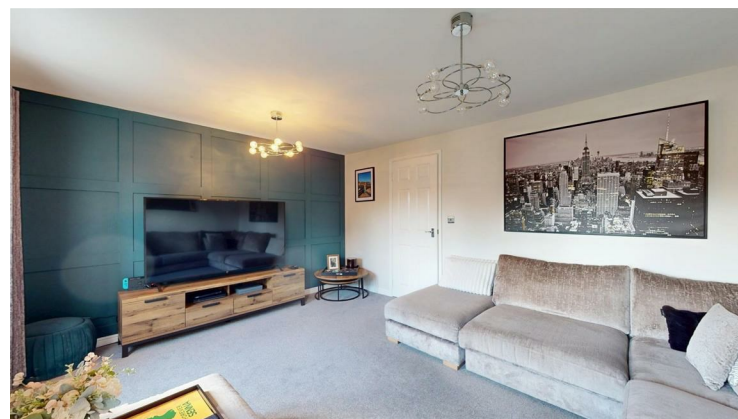
Study area to front, double glazed window, panel radiator.

**LOUNGE**

4.75m x 3.56m (15'7 x 11'8)



A spacious room with two double glazed windows both affording views over the development towards Moel Fenli and the Clwydian Hills, painted panelling to one wall with TV point, panel radiator.



**BEDROOM 4**

2.95m x 2.82m (9'8 x 9'3)



Painted panelling to part of one wall, double glazed window to front, panel radiator.

**BATHROOM**

2.82m x 1.85m (9'3 x 6'1)



White suite comprising panelled bath with grip handles, glazed screen and high output shower over, pedestal wash basin and WC, attractive mosaic effect tiling to part, fitted linen cupboard with high level shelf, woodgrain effect floor finish, extractor fan, chrome towel radiator.

**SECOND FLOOR LANDING**

Double glazed window to side, box panel radiator.

**BEDROOM ONE**

4.83m max x 3.71m (15'10 max x 12'2)



A spacious room to the front of the house with two double glazed windows with aspect over a central green, two built-in double door wardrobes, painted wall panelling to part of one wall, panel radiator.



**EN SUITE SHOWER ROOM**

1.85m x 1.85m (6'1 x 6'1)



White suite comprising large walk-in cubicle with electric shower and mosaic effect wall tiling, pedestal wash basin with tiled splashback and low level WC, extractor fan, woodgrain effect floor finish, medicine cabinet, chrome towel radiator.

**BEDROOM TWO**

3.58m x 2.84m (11'9 x 9'4)



Double glazed window to rear, built-in double door wardrobe, panel radiator.