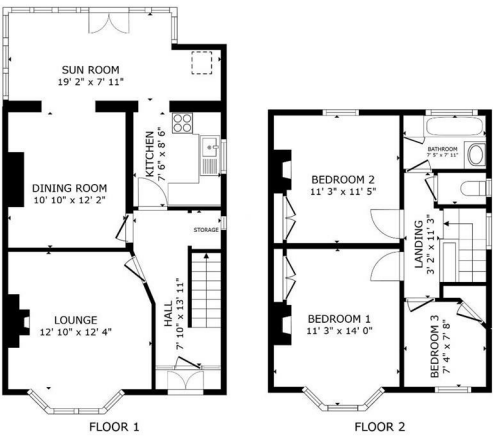


Hafal St. Meugans, Ruthin, LL15 1RB



GROSS INTERNAL AREA
FLOOR 1 638 sq.ft., FLOOR 2 471 sq.ft.
TOTAL 1,109 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish
ESTATE AGENTS

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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	

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	

Hafal St. Meugans
Ruthin,
LL15 1RB

Price
£300,000

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 traditional three bedroom semi detached house standing in this highly desirable residential area noted for it's splendid views across farmland to the Clwydian Hills.

Set within extensive gardens particularly to the rear with a wide sweeping lawn and established kitchen garden, it affords: Entrance vestibule, reception hall, lounge with bay window and splendid views, large dining room with adjoining summer room and kitchen. First floor landing, three bedrooms and fitted bathroom. Gas central heating with combi-boiler, garden to front with drive and ample parking, enclosed south facing gardens.

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

FRONT ENTRANCE

Two UPVC double glazed and arched doors leading to enclosed vestibule.

ENCLOSED VESTIBULE

Red tiled floor, double glazed inner door with matching panels to either side leading to reception hall.

RECEPTION HALL



Fine and modern herringbone style oak block floor, turned staircase rising off with understairs storage area with shelving and double glazed window, panelled radiator.

LOUNGE

3.91m x 3.76m (12'10" x 12'4")



A delightful room to the front of the house with shallow bay window affording splendid and uninterrupted views over farmland towards the Clwydian Hills, modern inset coal effect gas fire with raised slate hearth, fitted shelving to recess, picture rail, TV point, panelled radiator.

DINING ROOM

3.71m x 3.30m (12'2" x 10'10")



Modern oak block floor to match reception hall, picture rail, panelled radiator. Square archway to sun room.

SUN ROOM
4.88m x 2.41m (16' x 7'11")



Designed to take full advantage of the pleasing aspect over the large rear garden, it has double glazed windows and twin doors leading out, pitched polycarbonate roof, red quarry tile flooring. Open fronted cupboard providing space for upright fridge/freezer.

KITCHEN
2.59m x 2.29m (8'6" x 7'6")



Fitted base and wall cupboards with tiled working surface, sink with mixer tap, space for electric cooker, void and plumbing for washing machine, wall mounted Worcester gas fired combination boiler providing heating and hot water, double glazed window, matching tiled floor.

FIRST FLOOR LANDING

BEDROOM ONE
4.27m x 3.43m (14' x 11'3")



Wide shallow bay window to front with far reaching views towards the Clwydian Hills, tiled fireplace (not in use), picture rail, fitted double door wardrobe, panelled radiator.

BEDROOM TWO
3.48m x 3.43m (11'5" x 11'3")



Double glazed window overlooking the rear garden, tiled fireplace (not in use), fitted double door wardrobe, panelled radiator.

BEDROOM THREE
2.34m x 2.24m (7'8" x 7'4")



Double glazed window to front, fitted cupboard, panelled radiator.

BATHROOM
2.41m x 2.26m (7'11" x 7'5")



Modern white suite comprising panelled bath with grip handles, shower over, vanity with large bowl, fitted linen cupboard, double glazed window, panelled radiator.

SEPARATE WC
Separate closet with low level WC.

OUTSIDE



The property is bounded to St Meugans with a low level brick wall with a wide tarmac driveway leading in which extends across the majority of the front elevation and along the right hand gable providing extensive parking area. The front garden is designed for low maintenance with low level rockery interspersed with a variety of specimen plants and shrubs together with a gravelled pathway and central raised bed.



The rear garden is a particular feature of the house as it affords a predominately westerly aspect. The garden is much larger than average with a large lawn with established and well stocked flower and shrub borders together with a variety

of mature rose bushes. A flagged and tile paved patio, timber framed and panelled garden shed.

Beyond the garden extends for some distance with gravelled and paved pathways leading through rose and herbaceous borders with a variety of plants and shrubs providing colour and interest throughout the seasons. There is an aluminium framed 8' x 6' greenhouse and established strawberry bed, soft fruit bushes to include gooseberry and blackcurrant, raised bed and a large timber framed and panelled summerhouse with veranda.



DIRECTIONS
From the Agent's Ruthin Office proceed down Market Street and at the roundabout take the fourth exit on to Station Road. Continue over the zebra crossing and fork immediately left onto Llanrhydd Street. Continue past the hospital and through the sandstone cutting and bear right. Continue for some 200yds whereupon the house will be found on the right hand side.

COUNCIL TAX
Council Tax Band D - Denbighshire CC

TENURE
Freehold

***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/PMW