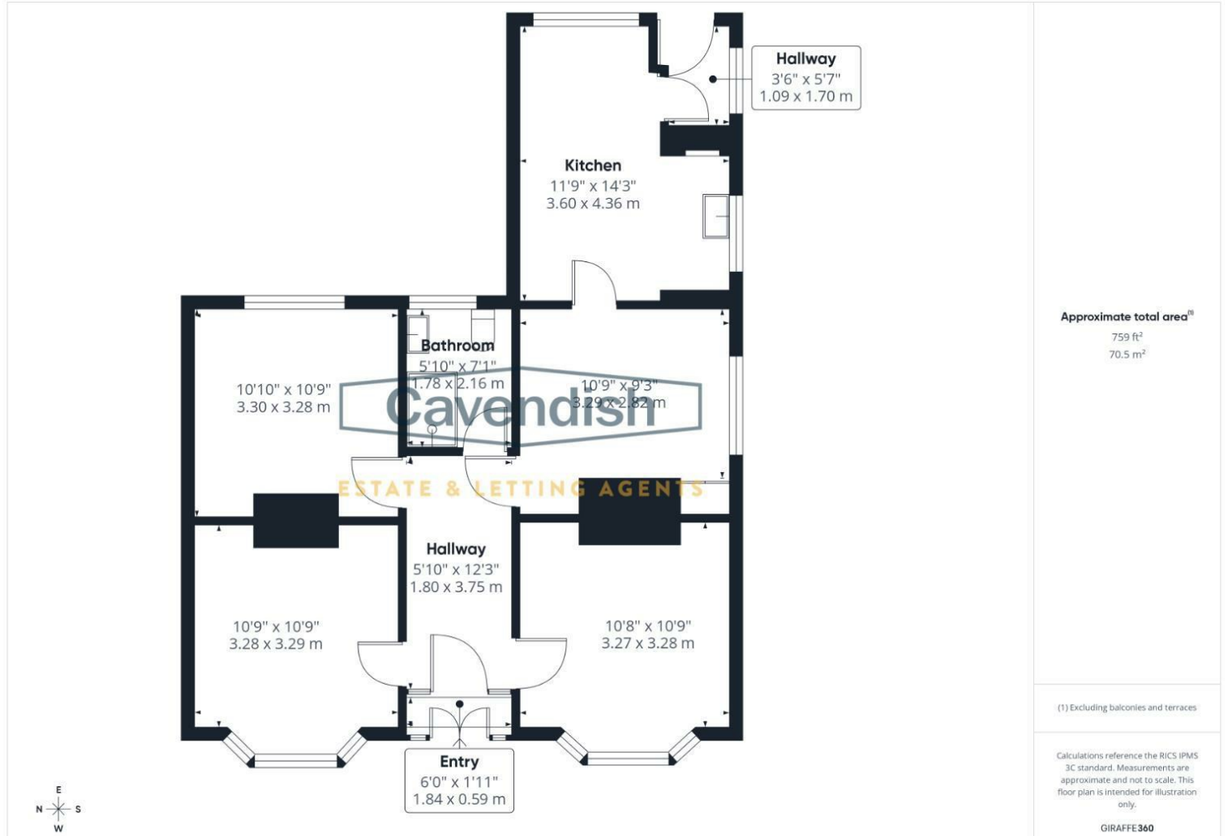
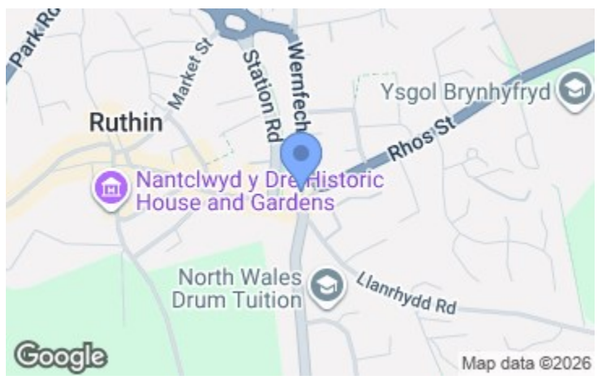
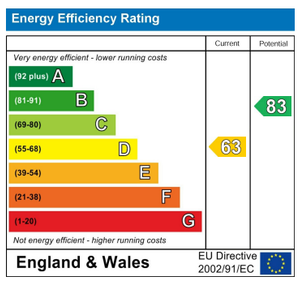
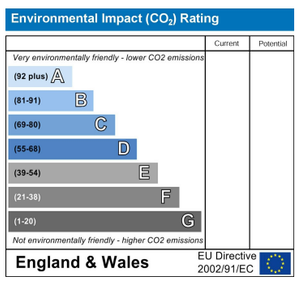
Hafod Meirion Wern Fechan, Ruthin, Clwyd, LL15 1EU









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.

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Hafod Meirion Wern Fechan

Ruthin, Clwyd,
LL15 1EU

Price
£235,000

NO ONWARD CHAIN A well-presented detached two/three-bedroom bungalow set on a generous plot, offering a double garage, gas central heating, and double glazing throughout.
The accommodation briefly comprises an entrance porch leading into a welcoming reception hall, a versatile living room (which could serve as an additional bedroom), a dining room/snug, a spacious kitchen, two well-proportioned bedrooms, and a modern wet room.
Externally, the property benefits from a useful outbuilding, a double garage, ample off-road parking, and attractive, well-maintained gardens to both the front and rear.

LOCATION

Situated in an excellent position within easy walking distance of Ruthin town centre, this unique detached bungalow offers great convenience for everyday living. The property is perfectly placed for access to local shops, the doctors' surgery, schools, and all other town amenities.

ENTRANCE PORCH

1.84 x 0.59 (6'0" x 1'11")

Glazed double doors open into this useful porch with tiled flooring, leading through a feature leaded, part-glazed timber door to the reception hall

RECEPTION HALL

1.80 x 3.75 (5'10" x 12'3")

Bright hallway with radiator and doors leading off to the main rooms.

BEDROOM ONE

3.28 x 3.29 (10'9" x 10'9")



Spacious front bedroom with double-glazed bay window and radiator.

BEDROOM TWO

3.30 x 3.28 (10'9" x 10'9")



Good-sized rear bedroom with radiator and double-glazed window.

LIVING ROOM / BEDROOM THREE

3.27 x 3.28 (10'8" x 10'9")





A generous front-facing room featuring a wooden fire surround with electric fire, and a large double-glazed bay window. Could be used as a third bedroom also.

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WET ROOM

1.78 x 2.16 (5'10" x 7'1")



Modern wet room featuring a wet-floor shower with Mira electric shower and half-height bi-fold screen, W.C., wash hand basin on a semi-pedestal, fully tiled walls, radiator, extractor fan, and an obscure double-glazed rear window. Loft access is also provided from here.

SNUG

3.29 x 2.82 (10'9" x 9'3")





A comfortable second reception room with an electric fire set in a tiled surround and hearth, radiator, built-in alcove cupboards with shelving, and a double-glazed window to the side. The gas central heating boiler is located here, along with a part-glazed door leading through to the kitchen.

KITCHEN / DINING ROOM

3.60 x 4.36 (11'9" x 14'3")





Well-equipped kitchen with a range of base and wall units, ample work surfaces, stainless steel sink with mixer tap, and space for a freestanding cooker, fridge, and freezer. There is plenty of room for a dining table, with tiled flooring and double-glazed windows overlooking the side and rear.

REAR PORCH

1.09 x 1.70 (3'6" x 5'6")

Useful tiled rear porch with double-glazed window and part-glazed timber door opening directly onto the rear garden.

DETACHED DOUBLE GARAGE

4.88m x 4.75m (16' x 15'7)

Concrete panelled double garage with side door.

OUT-HOUSE

Comprising storeroom, 9'9 x 5'7 with adjoining closet with w.c.

COUNCIL TAX

Council Tax Band D - Denbighshire County Council

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would appreciate your cooperation so that there will be no delay in agreeing the sale.

TENURE

Understood to be freehold

VIEWINGS

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

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

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.

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