

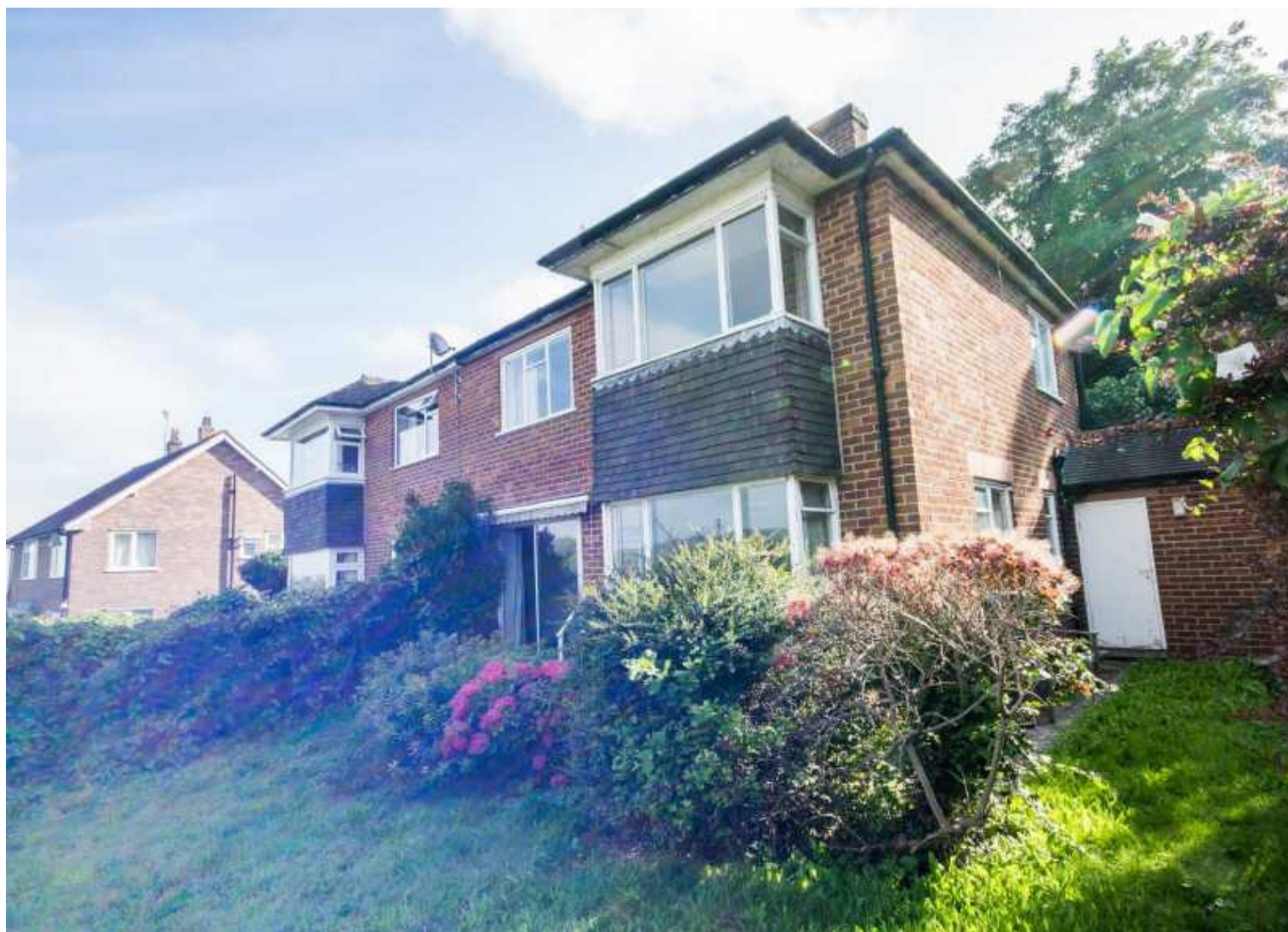
**Cavendish**

RESIDENTIAL

St Peters Square, Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030 Fax: 01824 707540

Email: ruthin@cavres.co.uk



## Prior Street

Ruthin, Denbighshire LL15 1LT

**By Auction**  
**£110,000**

\*\*\* FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID PRICE £110,000 + RESERVATION FEE. \*\*\* A traditional style three bedroom semi-detached house with garage and parking, standing to the upper part of this established residential area opposite the Church Yard to St Peter's Church and with far reaching westerly views across town towards rolling countryside and beyond. In need of a programme of modernisation and refurbishment the accommodation affords: recessed porch, entrance hall, lounge, dining room with bay window, kitchen, rear porch with boiler room and utility/wc, first floor landing, three double bedrooms, bathroom and separate wc. Gas central heating and enclosed garden to front and rear. This property is for sale by The North West Property Auction powered by IAM Sold Ltd.

[www.cavendishresidential.com](http://www.cavendishresidential.com)

## MODERN METHOD OF

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures

## 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

Deep recessed entrance porch with a mainly glazed door leading to:

## HALL

4.62m x 2.39m (15'2" x 7'10")

Staircase rising off with enclosed understairs cupboard with window. Further window to front elevation and panelled radiator.

## LOUNGE

4.27m x 3.66m (14'0" x 12'0")

An aluminium framed double glazed sliding patio window opening to the westerly facing rear garden, coved ceiling and panelled radiator.



## DINING ROOM

3.96m including bay x 3.56m + door recess (13'0" including bay x 11'8" + door recess)

Square bay window with secondary glazed units and far reaching views across town in a westerly direction towards the football fields and along The Vale towards the North Wales coast, further window to gable (secondary glazed), plate rail and panelled radiator.



## KITCHEN

3.18m x 2.59m (10'5" x 8'6")

Fitted base and wall units with a wood grain effect finish to door and drawer fronts, contrasting roll edge working surfaces to include space for slot-in electric cooker, inset single drainer sink, void and plumbing for dishwasher, part tiled walls and panelled radiator. Panelled door leading to:



## SIDE HALL

With door leading to the garden. Fitted boiler cupboard housing a modern gas fired condensing boiler providing hot water and heating.

## UTILITY/CLOAKROOM

1.83m x 1.55m (6'0" x 5'1")

With wash basin and wc, plumbing for washing machine and wall cupboard.

## FIRST FLOOR

### SPACIOUS LANDING

3.10m x 2.62m overall (10'2" x 8'7" overall)

Double glazed window to the front.

### BEDROOM ONE

4.11m including bay x 3.58m (13'6" including bay x 11'9")

Splay bay window with secondary glazed units affording far reaching westerly views across town. Panelled radiator.





**BEDROOM TWO**  
**3.71m x 3.66m (12'2" x 12'0")**  
Single glazed window with westerly views and panelled radiator.



**BEDROOM THREE**  
**3.07m x 2.74m (10'1" x 9'0")**  
Panelled radiator.



**BATHROOM**  
**2.13m x 1.83m (7'0" x 6'0")**  
White suite comprising tiled panelled bath with Gainsborough shower over, pedestal wash basin, built-in double door airing cupboard with cylinder and slatted shelving, secondary glazed window and radiator.

**SEPARATE WC**  
With low level wc.

**OUTSIDE**  
To the front the property is bounded by a mature privet hedge with a wrought-iron gate leading to a central concrete pathway with lawned area to either side and an established border. To the left hand side is a concrete hardstanding providing space for parking one car and access to a detached brick built garage with up and over door to the front.



**REAR GARDEN**  
Pedestrian access from the front left hand gable leading to a westerly facing garden which affords a high degree of privacy and yet has far reaching views in a westerly direction across town towards the football field and rolling countryside. There are established borders and a small lean-to garden store to the rear of the garage.

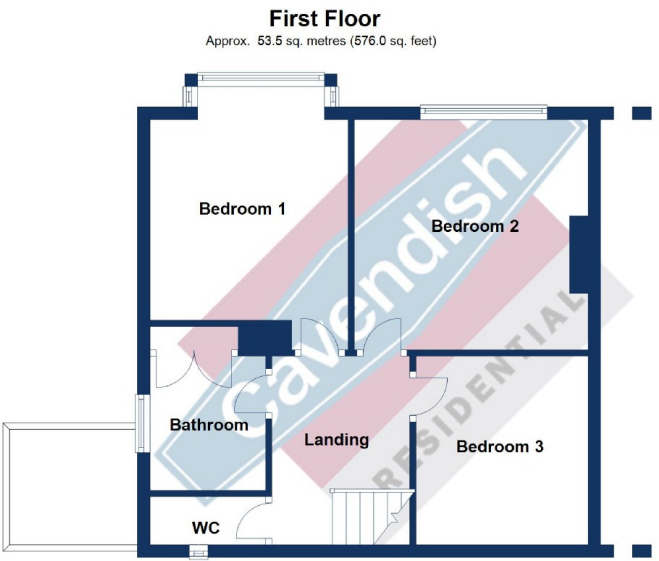
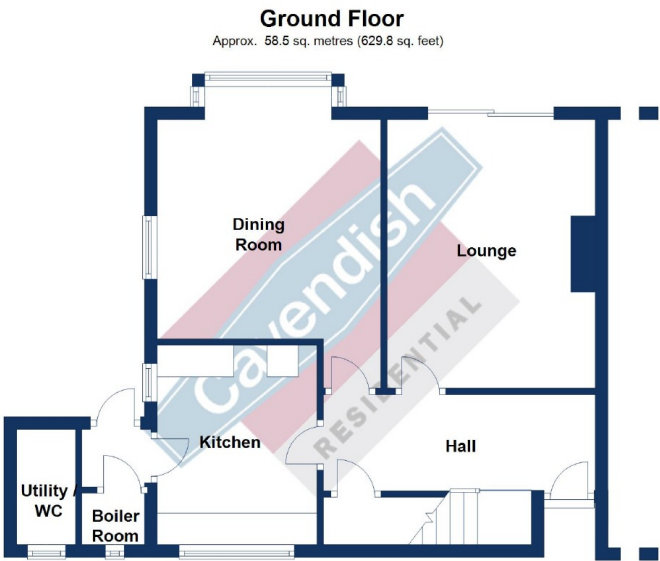


**COUNCIL TAX**  
Denbighshire County Council - Council Tax Band E.

**DIRECTIONS**  
From the Agent's Ruthin Office on foot, proceed across St Peter's Square towards the Post Office and bear left onto Prior Street (a one-way street). Continue for some 50yds and the property will be found on the left hand side.

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

**FLOOR PLANS** - included for identification purposes only, not to scale.  
HME/JF



Total area: approx. 112.0 sq. metres (1205.8 sq. feet)

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 Residential.

