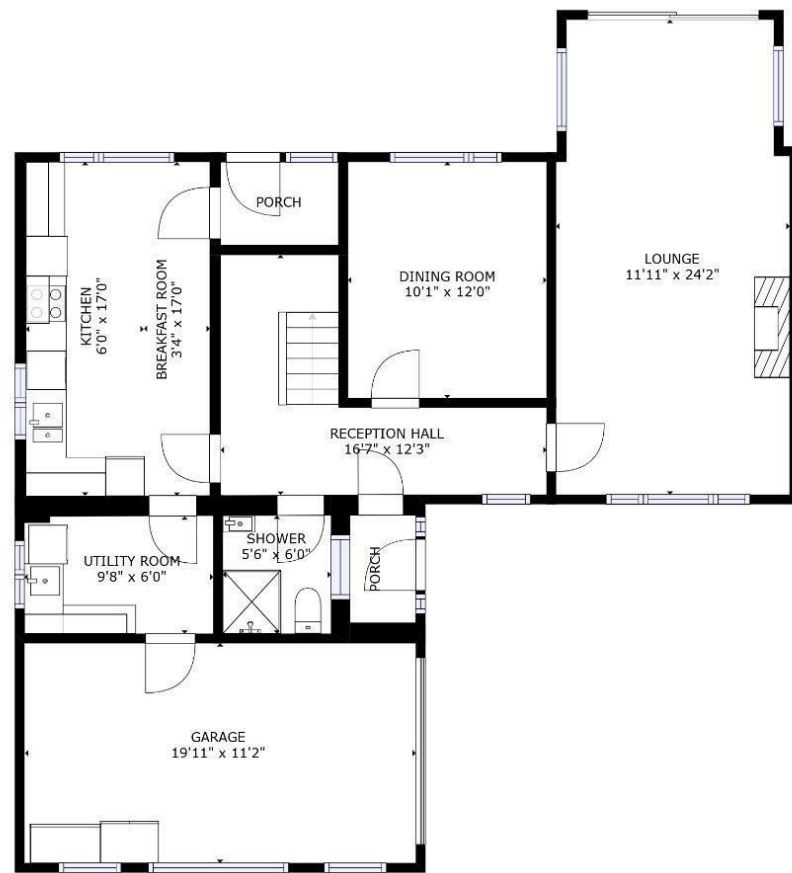


Cwr Y Llan Llanfair Dyffryn Clwyd, Ruthin, LL15 2RU



GROSS INTERNAL AREA
 FLOOR 1: 814 sq. ft. FLOOR 2: 757 sq. ft.
 EXCLUDED AREAS: GARAGE: 223 sq. ft.
 PORCH: 44 sq. ft. REDUCED HEADROOM BELOW 1.5M: 5 sq. ft.
 TOTAL: 1571 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



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	

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Cwr Y Llan
 Llanfair Dyffryn Clwyd, Ruthin,
 LL15 2RU

Offers Around
£480,000

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.



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LOCATION



'Llanfair Dyffryn Clwyd' is a small rural village standing on the A525(T) Wrexham Road some 2 miles from Ruthin. There is a Primary School, Inn and Church to its centre, whilst the nearby market town provides a range of facilities to include secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES

PORCH

Double glazed front door with matching panels to either side leading to an enclosed porch, feature exposed brickwork, glazed and hardwood inner door leading to reception hall.

RECEPTION HALL



Wide turned open tread staircase rising to the first floor, ceiling downlighters, coved ceiling, modern leaded effect double glazed window to the front, panelled radiator.



LOUNGE

7.37m x 3.63m (24'2" x 11'11")



A spacious through room with double glazed window to the front and double glazed French doors opening to the rear. It is a light and airy room with a pleasing southerly aspect, TV point, wall light points, three panelled radiators.



DINING ROOM

3.66m x 3.07m (12' x 10'1")



Double glazed window with southerly aspect over farmland towards the Clwydian Hills, coved ceiling, panelled radiator.

KITCHEN/BREAKFAST ROOM

5.18m x 2.84m (17' x 9'4")



Fitted with a range of base and wall mounted cupboards and drawers with a light oak effect finish to door and drawer fronts and contrasting stone effect working surfaces to include an inset 1.5 bowl stainless steel sink with mixer tap and drainer, inset four ring induction hob together with stainless steel extractor hood and light above, integrated double oven, dishwasher, cabinet for upright fridge/freezer. Tiled splashback, ceiling downlighters, ceramic tiled floor, two double glazed windows, both affording a rural aspect in an easterly and southerly direction along the vale, panelled radiator. Panelled door leading to rear porch.



REAR PORCH

Single glazed panelled door leading out.

UTILITY ROOM

2.95m x 1.83m (9'8" x 6')



Fitted base and wall units with a single drainer sink, plumbing for washing machine, double glazed window, downlighters, ceramic tiled floor to match kitchen, panelled radiator.

SHOWER ROOM

1.83m x 1.68m (6' x 5'6")



Luxury shower room refurbished to a high standard with a large floor level white tray together with glazed screen and high output shower with monsoon style head, vanity unit with rectangular basin and low level WC. Fully tiled walls and floor to a light limestone effect finish with high gloss vaulted ceiling with downlighters, extractor fan, high level single glazed window, dark anthracite towel radiator.

FIRST FLOOR LANDING

Woodgrain effect flooring, panelled radiator, leaded effect double glazed window with pleasing aspect to the front elevation and the tower of Llanfair church.

BEDROOM ONE

5.16m x 3.61m (16'11" x 11'10")



A spacious and well lit through room with dual aspect, one affording a view of the village church and the other far reaching southerly views across farmland and beyond towards the Clwydian Hills. Ceiling downlighters, fitted wardrobes to one wall comprising two double door robes with locker storage cupboards over, central dressing table and mirror, woodgrain effect flooring, two panelled radiators.