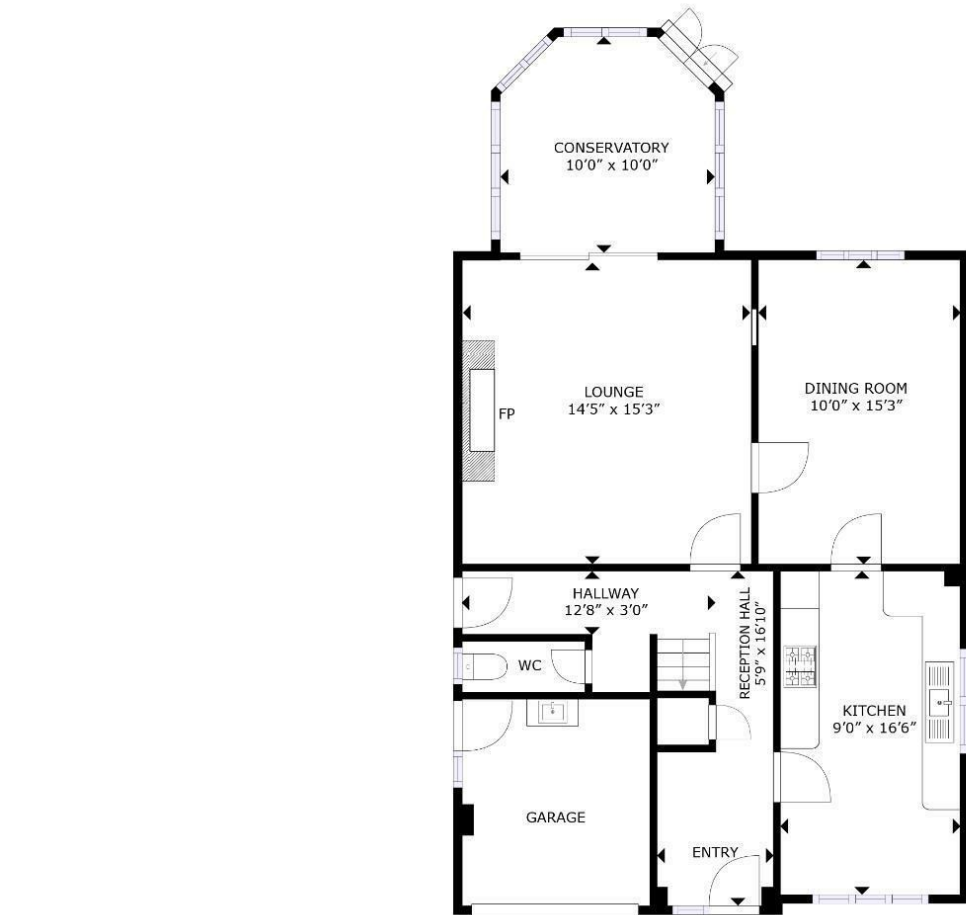


Rhandir Llanfair Road, Ruthin, LL15 1BU



1ST FLOOR

GROSS INTERNAL AREA
1ST FLOOR: 803 sq. ft. 2ND FLOOR: 760 sq. ft.
REDUCED HEADROOM BELOW
2.27 M: 24 sq. ft. TOTAL: 1,563 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



Rhandir Llanfair Road
Ruthin,
LL15 1BU

Price
£400,000

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.



www.cavendishproperties.co.uk

A spacious four bedroom detached house with two reception rooms and conservatory standing within large and mature grounds of about 0.17 acre, located in an enviable setting with fine westerly views across adjoining farmland to the town centre and Ruthin Castle.

Offering scope for some remodelling and refurbishment this ideal family home affords a deep canopy entrance, reception hall with cloaks and side entrance to the large carport to one side, lounge with westerly facing conservatory, dining room, kitchen, first floor landing, two main bedrooms both with fitted wardrobes and splendid westerly views over town, two further bedrooms and bathroom.

Gated entrance with ample parking, carport and integral garage. Large westerly facing gardens.

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

Deep canopy entrance with outside light point, modern uPVC Georgian style double glazed door with panel to side leading to an L-shaped Entrance Hall.

ENTRANCE HALL



L-shaped hall with staircasing rising off, understairs cupboard and double glazed door leading to the side carport. Two panelled radiators.



CLOAKROOM

Wash basin, WC, part tiled walls and single glazed window.

LOUNGE

4.65m x 4.39m (15'3" x 14'5")



A spacious and well lit room with a stone fireplace and hearth with open fire grate, coved ceiling, wall light points, display niche with glass shelving and concealed lighting, TV point and panelled radiator. Double glazed sliding patio door opening to Conservatory.

CONSERVATORY

3.05m x 3.05m (10' x 10')



Designed to take full advantage of the pleasing westerly views across the large rear garden and beyond farmland towards the town centre and historic Ruthin castle. It has mahogany effect double glazed windows and two external doors together with a pitched polycarbonate roof and ceramic tiled floor.

DINING ROOM

4.65m x 3.05m (15'3" x 10')



Wide double glazed window with pleasing westerly aspect, coved ceiling, wall mounted Baxi Brazilia gas convector heater and panelled radiator.

KITCHEN/BREAKFAST ROOM

5.03m x 5.79m (16'6" x 19')



Finished with a range of base and wall mounted cupboards and drawers with a painted finish to door and drawer fronts and contrasting working surfaces to include an inset twin drainer stainless steel sink, space for electric cooker, tiled splashback, gas fired boiler providing heating and hot water, two double glazed windows and radiator.

BEDROOM 3

4.80m x 2.79m (15'9" x 9'2")



Double glazed window to front and panelled radiator.

BEDROOM 4

2.74m x 2.54m including recess (9' x 8'4" including recess)



Double glazed window to front, built-in double door wardrobe with chest of drawers beneath. Panelled radiator.

BATHROOM

2.92m x 2.74m (9'7" x 9')



Suite comprising panelled bath with shower attachment, separate walk-in shower cubicle with glazed screen and electric shower, pedestal wash basin and WC. Double glazed window and chromed towel radiator.