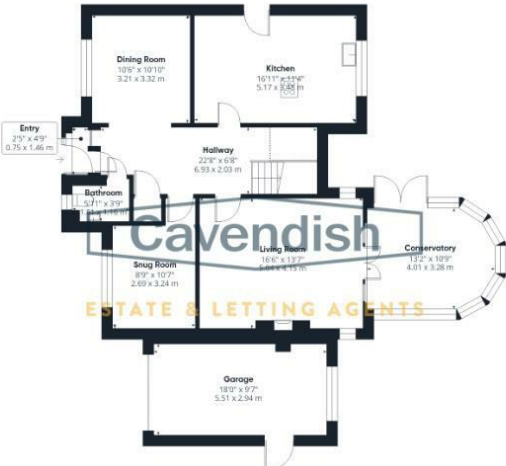


Lunacasa Ruthin Road, Llanferres, Denbighshire, CH7 5SN



**Floor C**



Floor 1

Approximate total area<sup>m</sup>

1839 ft<sup>2</sup>170.8 m<sup>2</sup>

Reduced headroom

101 ft<sup>2</sup>9.3 m<sup>2</sup>


(1) Excluding balconies and terraces

Reduced headroom

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		62	73
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales**

EU Directive  
2002/91/EC



**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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# Cavendish

# ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: [mold.sales@cavmail.co.uk](mailto:mold.sales@cavmail.co.uk)

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



# Lunacasa Ruthin Road

Llanferres, Denbighshire  
CH7 5SN

# NEW

£465,000

Lunacasa is an impressive four-bedroom detached family home, situated in the picturesque village of Llanferres, just 4.5 miles from the bustling market town of Mold. Set on a generous plot with excellent kerb appeal, this beautifully maintained property combines spacious and versatile living with stunning views of the Clwydian Range and surrounding countryside. The home offers three reception rooms including a cosy living room with a multi-fuel stove, a study/snug, and a bright conservatory opening onto the garden. The well-equipped kitchen with separate dining area provides an excellent space for entertaining. Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite, while three further double bedrooms and a family bathroom complete the accommodation. Externally, the property boasts a brick-paved driveway, garage, and landscaped gardens with Old York Marshall Heritage Paving patio, established borders, a wooden pagoda, and breath taking panoramic views. With its blend of character, practicality, and outstanding setting, Luna Casa is a wonderful opportunity for those seeking a home in this sought-after rural village.



## LOCATION



The property is located on the main road as you enter this picturesque village. The village boasts a popular village pub, the Druid Inn, and historic Parish Church. There is also a noted primary school within the village and both local towns of Mold and Ruthin provide a comprehensive range of shopping facilities catering for most daily needs, secondary schools, including the highly regarded private Ruthin School, and leisure facilities. The village is located in a designated Area of Outstanding Natural Beauty and is paradise for keen walkers and mountain bikers alike with numerous country walks and bridle paths readily accessible from the property itself.

## EXTERNAL

The property is approached via a Marshalls Tegula Block Paving driveway with parking for three cars, surrounded by substantial hedges and planted borders that provide excellent kerb appeal and privacy with an internal single garage.

## ENTRANCE PORCH

Entry is through a stained-glass wooden front door into a porch with carpeted flooring, followed by a second door leading into the hallway. The hallway features oak wood flooring, pendant lighting, a radiator, storage beneath the stairs, and doors to the main reception rooms.

## HALLWAY



## DINING AREA



Set beneath an exposed wooden beam, this bright space is finished with wood flooring, a radiator, and a double-glazed window overlooking the front. A flexible area ideal for family meals or entertaining.



## TENURE

FREEHOLD

## COUNCIL TAX

Denbighshire County Council - Tax Band G

## AGENTS NOTES

OIL HEATING

BEDROOM 4 IS ACCESSED THROUGH BEDROOM 3

## AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## 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

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.

## PRIORITY INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or [david.adams@cavendishrentals.co.uk](mailto:david.adams@cavendishrentals.co.uk)

## VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

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

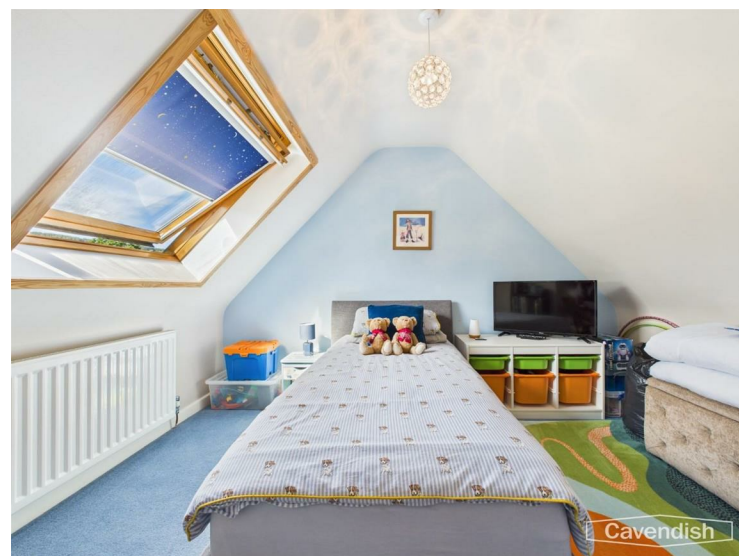


### BEDROOM 3



Double room with carpeted flooring, pendant light, radiator, and a double-glazed window overlooking the rear garden and countryside beyond doorway leading to bedroom four.

### BEDROOM 4



Another well-proportioned double with sloped ceilings, Velux window, carpeted flooring, radiator, and pendant light.

### GARAGE

Garage with up and over door, side entry door with power and lighting.

### GARDEN



The rear garden has been beautifully landscaped, with an Marshalls Heritage Paving patio perfect for entertaining, established planted borders, mature trees, raised railway-sleeper beds, and a wooden pergola. The garden enjoys exceptional views across the Clwydian Range and Welsh countryside. Additional features include a wooden garden shed, external water tap, power sockets and oil tank screened by hedging.

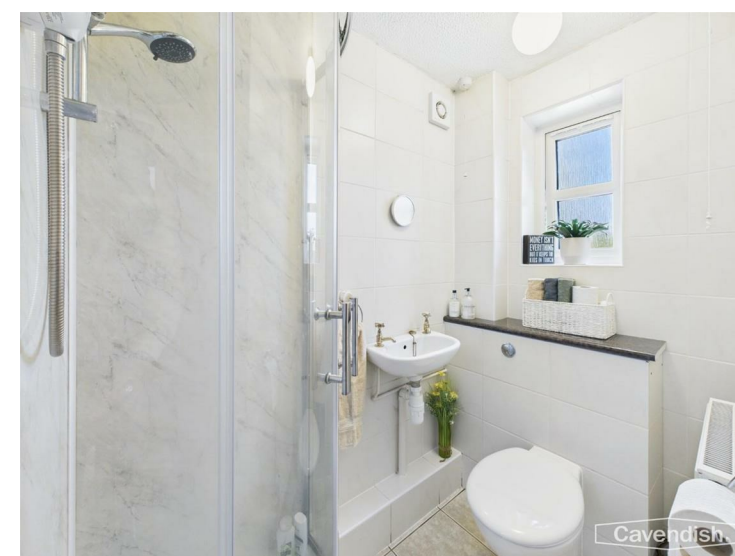


### SNUG



Located at the front of the property, this cosy room features continued wood flooring, a radiator, a pendant light, and a double-glazed window with countryside views. Perfect as a home office or snug.

### DOWNSTAIRS BATHROOM



Fitted with floor-to-ceiling white tiling and tiled flooring, the bathroom includes a corner shower with glass sliding doors with marble effect panelling, white WC, hand basin, radiator, extractor fan, and obscured double-glazed window.

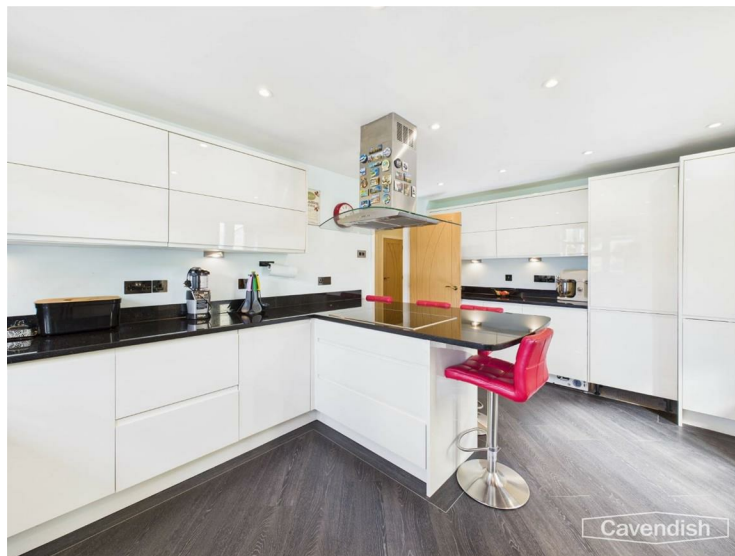
### KITCHEN



Fitted with modern white wall and base units, topped with black granite work surfaces. Integrated appliances are fridge, separate freezer, dishwasher and washing machine. 4 burner induction hob with warming plate, two single ovens, microwave and coffee machine. A black granite sink with drainer and adjustable faucet is set beneath a double-glazed window overlooking the rear garden. The room is further enhanced by Karndean flooring, pantry cupboards, spotlights, under-counter lighting, and a Worcester oil-fired boiler. Additional storage units and a side entrance door to the garden.







### CONSERVATORY



### PRIMARY BEDROOM



### ENSUITE

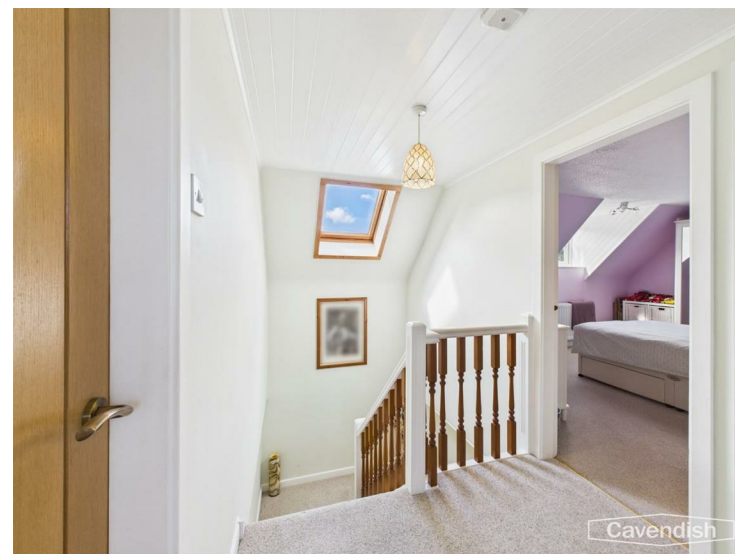


### LIVING ROOM



Enjoying panoramic views of the Clwydian Range, this room offers tiled flooring, under floor heating, ceiling fan with light, electric sockets, and double doors opening onto the rear patio and garden.

### LANDING



A wooden balustrade carpeted staircase leads to the landing, with a large double-glazed sky light window framing stunning countryside views.

A generous double with carpeted flooring, radiator, dual-aspect windows providing natural light, built-in wardrobes with mirrored sliding doors, and access to ensuite bathroom.

Vinyl flooring, white hand basin with gold mixer tap, WC, shower cubicle with blue mosaic tiling, extractor fan, and obscured window.

### BEDROOM 2



A spacious double with carpeted flooring, radiator, pendant light, and dual-aspect double-glazed windows (front and side).

### BATHROOM

Fitted with a white suite including bathtub with shower over, wash basin, WC, vinyl flooring, extractor fan, mirrored cabinet, and obscured window.