

Plas Yn Dre, 12 Castle Street, Ruthin, Denbighshire, LL15 1DP

Cavendish
ESTATE AGENTS

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Matterport

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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			
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Not environmentally friendly - higher CO ₂ emissions			
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LL15 1DP

Offers Around
£585,000

AN IMPOSING DOUBLE FRONTED GRADE II LISTED EARLY 19th. CENTURY HOUSE WITH MEDIEVAL ORIGINS, FORMING PART OF THIS HISTORIC STREET NOTED FOR ITS MEDIEVAL BUILDINGS LOCATED BETWEEN RUTHIN CASTLE AND ST. PETERS SQUARE IN THE CENTRE OF TOWN.

This elegant town house has been carefully restored and refurbished to provide a large and spacious family home combining a wealth of original features with modern amenity. It has an impressive Gothic frontage with advanced gable. It affords an impressive entrance porch opening to a central hall and inner hall with fine staircase, drawing room, dining room, day lounge, modern kitchen with walk-in pantry, rear hall and cloakroom. To the first floor is a central landing with 3 large bedrooms, one with en-suite, bed 4/ snug with twin doors to balcony and a luxury bathroom. There are large cellars and a drive to one side leading to a rear courtyard.

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PROTECTED

The Property Ombudsman

www.cavendishproperties.co.uk

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.

LOCATION

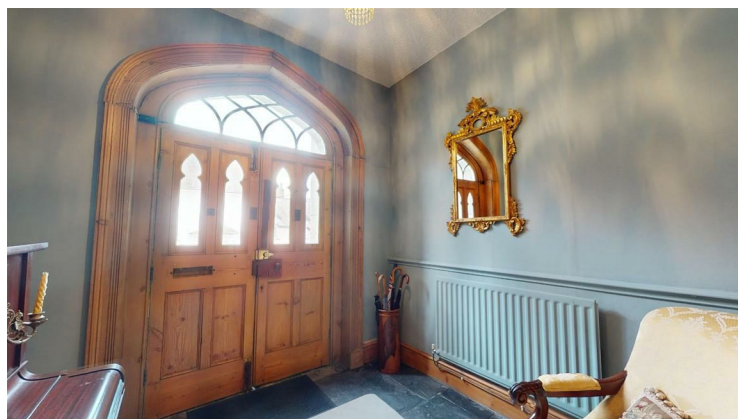
The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES

The property stands in a slightly elevated position above the road with six steps leading up to an impressive arched entrance with pine panelled and glazed doors with fanlight above leading to an enclosed hall.

ENCLOSED PORCH

2.95m x 2.69m (9'8 x 8'10)



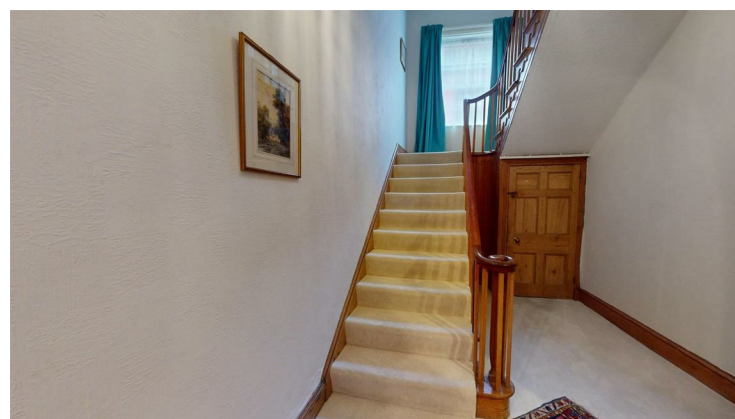
Impressive yellow pine panelling within an arched architrave with mouldings, fanlight, panelling and glazed Georgian style door leading to the main reception hall. Refurbished slate slab floor, dado rail, panel radiator.

MAIN RECEPTION HALL

3.20m x 2.69m (10'6 x 8'10)



An elegant central hallway with a fine turned staircase rising to the first floor with panelled door leading to the cellars beneath, fitted cupboard with shelving and box panelled radiator.



BATHROOM

3.89m x 3.66m (12'9 x 12')



Modern suite comprising a large oval freestanding mode bath with chromed pillar tap, panelling to one wall incorporating two large wash basins and WC. Boarded floor, painted panelling to dado and radiator.



CELLARS

Steps lead down from the panelled door under the staircase leading to two large, very useful cellar rooms; one brick arched with slate cold shelves and electric light installed.

OUTSIDE

The brick paved and cobbled drive to the right hand gable and the rear courtyard is in the ownership of Plas Yn Dre and they have space for two cars.

The two adjoining properties fronting onto The Courtyard have a pedestrian right of access over this area but have no right for vehicle parking.

There is vehicle access to the garage, which is used and owned by Bron Y Gaer.

AGENTS NOTES

Please note the rear part of the house over bedroom 3 is subject to a flying freehold in favor of the adjoining house in the courtyard.

TENURE

The property is Freehold.

DIRECTIONS

From the Agent's Ruthin Office proceed across The Square and turn left into Castle Street. Continue 100yds past Nantclwyd y Dre, whereupon Plas yn Dre, a substantial double fronted stone building is on the right.

COUNCIL TAX

Denbighshire County Council - Tax Band F

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

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

HE/SC

BEDROOM 2

5.49m x 4.32m (18' x 14'2)



A large double bedroom with a shuttered Georgian window affording splendid views across Castle Street towards the Clwydian Hills, painted and ornate fireplace, outbuilt double door wardrobe with hanging rail. Panel radiator.



BEDROOM 3

5.11m x 4.32m (16'9 x 14'2)



Feature exposed brickwork to a chimney breast with fitted cupboards to either side, central ceiling beam, a shuttered Georgian window with aspect over the courtyard and beyond the historic Grade I Listed Nantclwyd y Dre, panel radiator.

BEDROOM 4/SNUG

3.12m x 2.59m (10'3 x 8'6)



A delightful room with twin glazed doors opening to decked area, partially vaulted ceiling, TV point, panel radiator.

DRAWING ROOM

5.79m x 4.83m (19' x 15'10)



An elegant and well lit room with a large Georgian window to front with pine shutters within a moulded pine surround, recessed painted brick fireplace with a heavy white marble surround and raised hearth, high and moulded coved ceiling, two panel radiators.



DAY LOUNGE

6.55m x 4.27m (21'6 x 14')



Dual aspect with shuttered window to the courtyard and a further window with shutters to one side, a deep recessed inglenook style fireplace with an arched surround, heather brown tiled hearth and a large and ornate multi-fuel fire grate. Fitted cupboard to one side of the fireplace, TV point and two panel radiators.

DINING ROOM

5.89m x 4.60m (19'4 x 15'1)



Wide Georgian glazed window to front with shutters and moulded pine surround, recessed fireplace with slate hearth, painted stone over mantel, open fire grate and open flue if required, panel radiator.



large pan drawers and open shelving units. Travertine tiled floor and a large and vertical column radiator. Walk-in pantry, matching flooring, fitted shelving and space for an upright fridge freezer.



WASH ROOM

Located off the kitchen with matching flooring it has a fitted worktop with inset stainless steel sink, void and plumbing for washing machine and fitted shelving.

CLOAKROOM

Modern suite comprising pedestal wash basin and WC. Matching flooring.

REAR HALL

Red tiled floor with panelled door leading to a canopy entrance and rear parking. Panel radiator.

FIRST FLOOR LANDING



With glazed window to the left-hand elevation, archway to inner landing.

INNER LANDING

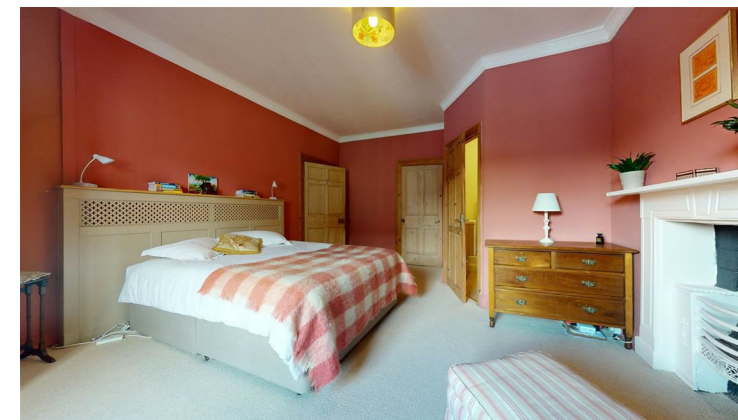
4.70m x 2.64m (15'5 x 8'8)



With Georgian window to front with views across town towards the Clwydian Hills, it has a yellow pine surround and shutters. Yellow pine bookcases and open shelving with desk, panel radiator.

BEDROOM 1

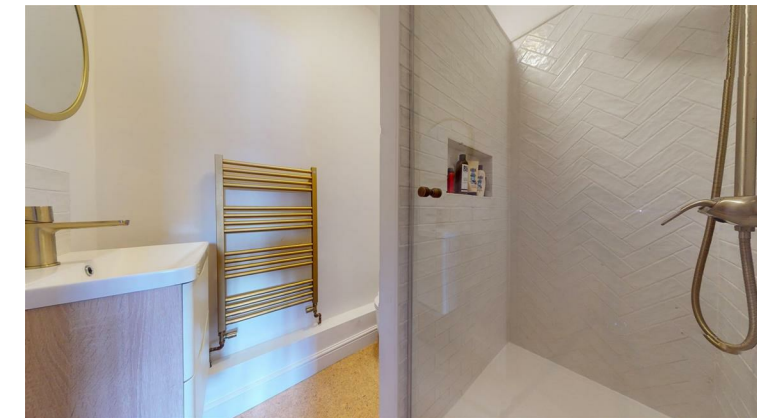
5.51m x 4.19m (18'1 x 13'9)



Ornate Georgian window to front and painted fireplace (not in use), box panelled radiator, walk-in linen cupboard with shelving.



ENSUITE SHOWER ROOM



Modern white suite comprising walk-in cubicle with glazed screen and high output shower to a bronzed-effect with monsoon style head, walk mounted vanity with large basin and storage cupboard and drawers, low-level WC with concealed cistern. Extractor fan, a bronzed towel radiator.

KITCHEN

3.96m 3.43m (13' 11'3)



Fitted with a contemporary range of base and wall mounted cupboards and drawers with a high gloss black finish to door and drawer fronts, an Astrolite style working surfaces to include range cooker with glass upstand and a stainless steel and glass extractor hood and light above, inset white glazed sink with mixer tap, integrated pull out preparation table,