

Hafod Fechan Llanrhydd Street, Ruthin, Denbighshire, LL15 1PP



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1 679 sq.ft. FLOOR 2 506 sq.ft. FLOOR 3 113 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 31 sq.ft.
TOTAL: 1,298 sq.ft.

Matterport



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1 679 sq.ft. FLOOR 2 506 sq.ft. FLOOR 3 113 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 31 sq.ft.
TOTAL: 1,298 sq.ft.

Matterport



FLOOR 3

GROSS INTERNAL AREA:
FLOOR 1 679 sq.ft. FLOOR 2 506 sq.ft. FLOOR 3 113 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 31 sq.ft.
TOTAL: 1,298 sq.ft.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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	

St Peters Square Ruthin, Denbighshire, LL15 1AE
Tel: 01824 703030
Email: ruthin.sales@cavmail.co.uk
www.cavendishproperties.co.uk



Hafod Fechan Llanrhydd Street

Ruthin, Denbighshire
LL15 1PP

Price

£250,000

A UNIQUE 3 STOREY, 3 BEDROOM SEMI-DETACHED PERIOD HOUSE WITH PRIVATE GARDENS, PARKING AND PART CONVERTED GARAGE TO PROVIDE A HOME OFFICE/GYM LOCATED JUST OFF LLANRHYDD STREET CONVENIENT FOR TOWN.

Forming part of a large and imposing residence set back from this noted residential area, this attractive home affords, entrance porch, central hall with utility room, lounge and adjoining conservatory, kitchen/dining room, rear hall and cloaks with w.c.
First floor landing with 2 double bedrooms, bathroom and separate cloaks.
Staircase to second floor bedroom 3

Shared entrance drive with parking area and 7Kv. connection for an electric car.

Enclosed and private west facing garden with former garage converted into a home office and garden store room.

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 medieval 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

FRONT ENTRANCE

UPVC and leaded effect double glazed door leading to entrance porch. Panelled and glazed door leading to hall.

HALL

Turned staircase rising off with fitted cupboard, coved ceiling, panelled radiator.

LOUNGE

4.39m x 4.27m (14'5 x 14')



A well lit room with a double glazed window to front with views across Llanrhydd Street towards the Clwydian Hills and double glazed French doors with matching panels to either side leading to the conservatory. Inset pebble effect Living Flame electric fire, fitted cabinet and open shelving unit to alcove, coved ceiling, TV point, panelled radiator.



large central lawn with well stocked and established flower and shrub borders.

onto Llanrhydd Street. Continue for a short distance whereupon the entrance to Hafod Fechan will be found almost directly opposite the entrance to Ruthin hospital.

AGENTS NOTES

Mains water, electricity, gas and drainage. Gas heating.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band D

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/PMW

CONSERVATORY

3.15m x 3.10m (10'4 x 10'2)



Designed to take full advantage of the pleasing westerly aspect over the garden, it is of UPVC framed construction with double glazed windows and a pitched polycarbonate roof, large ceramic tiled floor, twin glazed doors leading out.



KITCHEN/DINING ROOM

3.89m x 3.71m (12'9 x 12'2)



Fitted with a range of base and wall mounted cupboards and drawers with a medium tone solid oak finish to door and drawer fronts and contrasting marble effect working surfaces to include tiled upstand. Inset single drainer sink with mixer tap, inset four ring gas hob with convector hood and light above, integrated double oven, integrated dishwasher. Space for fridge, double glazed window, ceramic tiled flooring, panelled radiator. Panelled door to side porch.



HOME OFFICE/HOBBY ROOM

3.23m x 2.64m (10'7 x 8'8)



The property benefits from a single garage which has been sub divided to provide a garden store room measuring 8'7" x 6'10" with two timber panelled doors leading in and electric light and power installed and hobby room/home office 10'7" x 8'8" which has been insulated and dry lined with double glazed window, panelled door and an electric radiant heater.

DIRECTIONS

From the agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right and immediately upon crossing the pelican crossing bear left

SIDE PORCH



Double glazed window and panelled door leading to the rear garden.

CLOAKROOM

White suite comprising wash basin with tiled splash and low level WC. Wall mounted Worcester gas fired combination boiler providing heating and hot water, double glazed window, matching flooring to kitchen.

UTILITY/STORE ROOM

2.13m x 2.01m (7' x 6'7)



Located off the entrance hall, this provides a very useful room with fitted working surface and void and plumbing for washing machine and space for tumble dryer. Further space for upright fridge/freezer and high level wall shelf. Ceramic tiled floor.

FIRST FLOOR LANDING



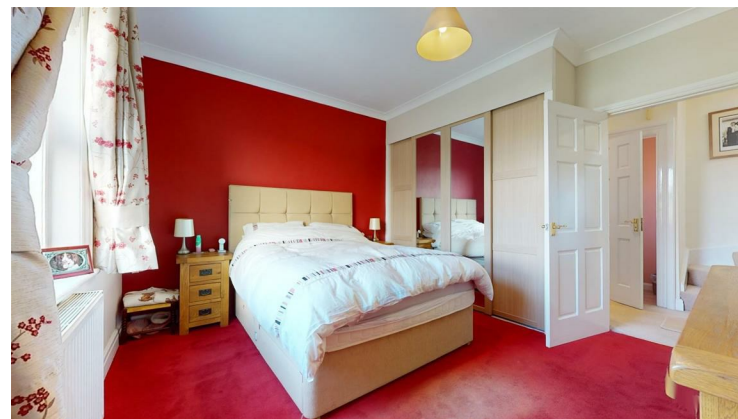
Turned staircase rising to the second floor, panelled radiator.

CLOAKROOM

Low level WC.

BEDROOM ONE

3.89m x 3.71m (12'9 x 12'2)



A spacious double bedroom with a range of out built fitted wardrobes with sliding doors in part mirrored and with hanging rails and shelving, double glazed window with a pleasing westerly aspect over the rear garden and beyond towards wooded countryside, coved ceiling, panelled radiator.



BEDROOM TWO

4.14m x 3.12m (13'7 x 10'3)



Double glazed window with far reaching westerly views, panelled radiator.

BATHROOM

2.77m x 1.40m (9'1 x 4'7)



White suite comprising panelled bath with combination shower and tap unit and electric shower over with glass

shower screen, pedestal wash basin. Double glazed window, extractor fan, chrome towel radiator.

SECOND FLOOR BEDROOM THREE

5.05m max x 2.74m (16'7 max x 9')



Velux double glazed roof light with blind affording a westerly aspect, panelled radiator.

OUTSIDE

The property is approached over a shared driveway leading to this and two adjoining properties. We understand there is a parking area for 2 cars immediately adjoining the front door and there is limited vehicle access beyond leading to the former garage.

GARDEN



The property benefits from an enclosed and private garden on the western side of the house with screen fencing. There is a flagged patio and pathway to one side together with a