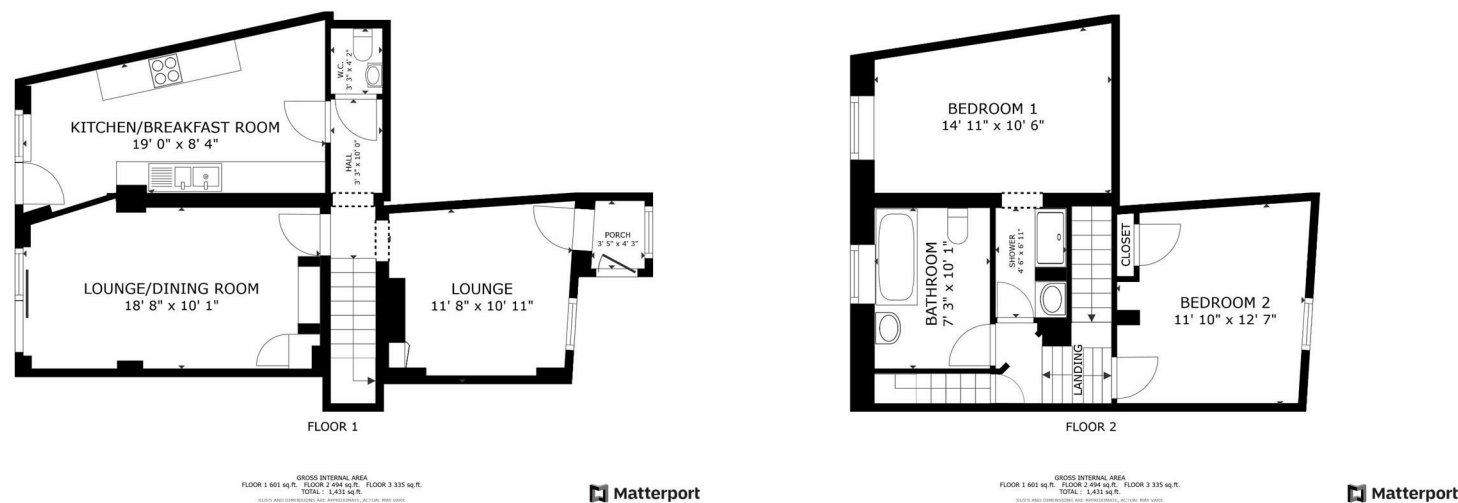


Holly House 11 Llanfair Road, Ruthin, Denbighshire, LL15 1BU



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

St Peters Square Ruthin, Denbighshire, LL15 1AE  
Tel: 01824 703030  
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# Cavendish

## ESTATE AGENTS

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



**Holly House 11 Llanfair Road**  
Ruthin, Denbighshire,  
LL15 1BU

**Price**  
**£195,000**

**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.

**NO ONWARD CHAIN.** A deceptively spacious three storey four bedroom mid terraced townhouse with enclosed and private gardens to rear located in a very convenient position just a short distance from the town centre.

Forming part of a small and attractive row of traditional terraced houses, this spacious home affords adaptable accommodation arranged over three floors. It affords canopy entrance and entrance porch, lounge, inner hallway with cloakroom, through lounge/dining room with patio windows to garden, kitchen/breakfast room. First floor landing, bedroom one with en suite shower cubicle. Bedroom two and spacious bathroom. Second floor two double bedrooms with shower cubicle and cloaks with WC. Double glazing and gas central heating. Enclosed garden to rear with wide patio, lawn and summer house. Inspection recommended.



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

**LOCATION**

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, with 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**

**ENTRANCE PORCH**

1.30m x 1.04m (4'3" x 3'5")

Deep and decorative entrance with steps and wrought iron balustrade leading to the front door opening to enclosed porch, double glazed window to front. Glazed door to lounge.

**LOUNGE**

3.56m x 3.33m (11'8" x 10'11")



Cottage style double glazed window to front, inset glass fronted book shelf and storage cabinet, wall light points, telephone point, panelled radiator.



**INNER HALL**

Staircase rising off, panelled radiator.

**CLOAKROOM**

Wash basin and WC, panelled radiator.

**LOUNGE/DINING ROOM**

5.69m x 3.07m (18'8" x 10'1")



Spacious room to the rear of the house with double glazed sliding patio window into a very private and enclosed garden, arched recess to a former chimney breast with fitted shelving. Fitted cupboard to alcove, wall light points, two panelled radiators.



**KITCHEN/BREAKFAST ROOM**

5.79m x 2.54m widening to approximately 3.05m (19' x 8'4" widening to approximately 10')



Fitted with a range of base and wall mounted cupboards and drawers with a light tone and oak wood edged finish to drawer and door fronts, contrasting wood grain effect working surfaces to include inset one and half bowl sink with mixer tap, inset four ring electric hob with convector hood, integrated double oven, space for American style fridge/freezer, void and plumbing for washing machine, space for dishwasher, double glazed window, glazed door leading to the rear garden, panelled radiator.



**FIRST FLOOR LANDING**

Split landing with radiator. Enclosed staircase to second floor.

**BEDROOM ONE**

4.55m x 3.20m (14'11" x 10'6")

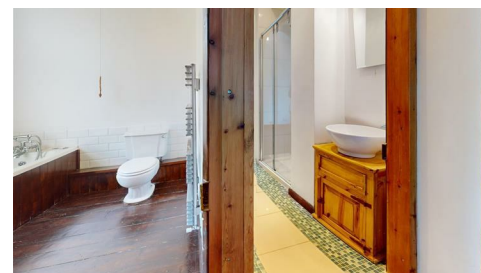


Bedroom one adjoining with double glazed window with pleasing aspect over the rear garden, painted floorboarding in the main, panelled radiator.

**EN SUITE**



Lobby/en suite shower area with walk in cubicle with glazed screen and high output shower with monsoon style head, fitted pine cabinet with round bowl and pillar tap, mosaic effect tiled flooring in the main, ceiling downlighters, wall mirror with light, anthracite tone towel radiator.



**BEDROOM TWO**

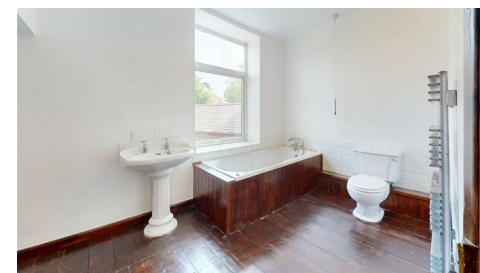
3.84m x 3.61m (12'7" x 11'10")



Cottage style double glazed window to front, telephone point, fitted airing cupboard with pre lagged cylinder and immersion heater and slatted shelving, panelled radiator.

**BATHROOM**

3.07m x 2.21m (10'1" x 7'3")



White suite comprising spa bath with combination shower and tap unit, Victorian style pedestal wash basin with tiled splash and low level WC, large double glazed window with aspect over the rear garden, pine flooring, towel radiator.

**SECOND FLOOR**

**BEDROOM THREE**

3.73m x 3.12m (12'3" x 10'3")



Open plan bedroom three with pine flooring, partially vaulted ceiling with exposed purlin, fitted cupboard with hanging rail and shelf, panelled radiator.



**INNER LOBBY**

Leading to bedroom four. Walk in shower cubicle with electric shower, extractor fan, separate closet with WC.

**BEDROOM FOUR**

3.86m x 3.63m (12'8" x 11'11")



Cottage style double glazed window to front, partially vaulted ceiling with exposed purlin, panelled radiator.



**OUTSIDE**



The property benefits from an enclosed and private garden to rear with flagged patio area adjoining the lounge and kitchen together with

lawned area beyond, a further patio and timber framed and panelled summer house.



**PEDESTRIAN ACCESS**

The property benefits from a shared pedestrian access with number 10 adjoining leading through to Llanfair Road.

**DIRECTIONS**

From the agents Ruthin office proceed down Well Street on reaching the junction with Station road bear right. Continue over the pelican crossing on to Llanfair Road and the property is on the left.

**AGENTS NOTES**

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

**TENURE**

Believed to be Freehold.

**COUNCIL TAX**

Denbighshire - Tax Band D

**MATERIAL INFORMATION**

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.

**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