

1-7 Elizabeth Owen Terrace, Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2EQ



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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 <sub>2</sub> emissions		
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LL15 2EQ

Plus VAT  
£225,000

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.

FOR SALE BY INFORMAL TENDER.

AN IMPOSING GRADE II LISTED BUILDING PROVIDING 7 No. 1 BEDROOM SELF CONTAINED TERRACED HOUSES STANDING IN A PROMINENT POSTION IN THE VILLAGE, ALSO A CONSERVATION AREA CENTRED ON THE WAR MEMORIAL, CHURCH & INN, SOME 2 MILES SOUTH OF RUTHIN.

The prominent building to the centre of the village has provided 7 homes for many years. the houses have been un-occupied now for some years and provides an ideal opportunity to investors to refurbish and possibly re-model subject to usual consents being obtained.

FREEHOLD WITH VACANT POSSESSION

Closing date for receipt of informal tenders: Tenders to be returned to GRWP CYNEFIN by noon on Friday 11th October 2024. Forms and instructions available from the agents. Ruthin office.



LOCATION.

This historic building is located in a prominent position to the centre of the village. It has been owned by The Elizabeth Owen Charitable Armshouses for many years and provide 7no. one bedroom homes which have in the main been un-occupied for some years. Dating from circa 1850 it has an impressive stone facade with interesting detail and pitched slated roof. They provide a unique opportunity to modernise and refurbish, and possibly redevelop to provide 3 no larger houses should planning and listed building consent be obtained.

AGENTS NOTE AND CONDITIONS

Potential buyers have to have a local connection to the area, i.e, a person living or working within the community/town council area for at least 5 years.

The sale is subject to the approval of The Charity Commission.

The War Memorial and immediate area surrounding in not included in the sale.

THE SEVEN UNITS PROVIDE:

NO.1 ELIZABETH OWEN TERRACE

GROUND FLOOR LIVING/DINING ROOM

5.56m x 3.35m (18'3" x 11')



Access to both front and rear, staircase rising off, window to front. Open beamed ceiling, secondary glazed double glazed window to front.

KITCHEN

2.95m x 2.57m (9'8" x 8'5")

Base and wall unit, cooker point, secondary glazed window.

FIRST FLOOR BEDROOM

4.62m x 3.35m (15'2" x 11')



Fitted cupboard, immersion heater.

SHOWER ROOM

2.97m x 2.62m (9'9" x 8'7")



Panelled bath, vanity unit and WC. Airing cupboard with immersion heater.

NO.2 ELIZABETH OWEN TERRACE

THROUGH LIVING/DINING ROOM

5.54m x 3.35m (18'2" x 11')



Fireplace, staircase rising off, electric night storage heater.

KITCHEN

3.28m x 2.74m (10'9" x 9')



Base and wall cupboard with sink, electric cooker point, glazed door to rear.

FIRST FLOOR LANDING OPEN PLAN BEDROOM

5.54m x 3.53m (18'2" x 11'7")

Radiator.

BATHROOM

Panelled bath, wash basin, WC, airing cupboard with immersion heater.

NO.3 ELIZABETH OWEN TERRACE

GROUND FLOOR LIVING/DINING ROOM

4.80m x 3.73m (15'9" x 12'3")

Fitted cupboard, fireplace, open beamed ceiling, storage heater.

KITCHEN

3.40m x 1.83m max (11'2" x 6' max)

Base unit with sink, electric cooker point, staircase rising to first floor.

BEDROOM

4.72m x 3.35m (15'6" x 11')

Storage heater.

BATHROOM

2.54m x 1.83m (8'4" x 6')

Panelled bath, wash basin and WC, airing cupboard.

NO.4 ELIZABETH OWEN TERRACE

GROUND FLOOR LIVING ROOM

4.32m x 3.30m (14'2" x 10'10")

Electric night storage heater, open beamed ceiling, staircase rising off.

KITCHEN

2.44m x 1.83m (8' x 6')

Base unit with sink, electric cooker point.

FIRST FLOOR BEDROOM

3.35m x 2.97m (11' x 9'9")

Airing cupboard.

BATHROOM

2.44m x 2.21m (8' x 7'3")

Panelled bath, wash basin and WC, airing cupboard.

NO.5 ELIZABETH OWEN TERRACE

LIVING ROOM

4.19m x 3.23m (13'9" x 10'7")

Turned staircase rising off, beamed ceiling, storage heater.

KITCHEN

2.77m x 2.08m (9'1" x 6'10")

Base unit with sink, electric cooker point.

FIRST FLOOR BEDROOM

4.27m x 3.35m (14' x 11')

BATHROOM

2.18m x 1.88m (7'2" x 6'2")

Panelled bath, wash basin and WC, walk in airing cupboard.

NO.6 ELIZABETH OWEN TERRACE

LIVING ROOM

4.27m x 3.30m (14' x 10'10")

Panelled door to lobby with staircase rising off.

KITCHEN

4.19m x 3.35m max (13'9" x 11' max)

Base and wall units with cooker point and sink, beamed ceiling.

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM

4.27m x 3.28m (14' x 10'9")

BATHROOM

3.20m x 1.47m (10'6" x 4'10")

Panelled bath, wash basin and WC.

NO.7 ELIZABETH OWEN TERRACE

GROUND FLOOR LIVING ROOM

4.22m x 3.38m (13'10" x 11'1")

Staircase rising off.

KITCHEN

2.39m x 1.93m (7'10" x 6'4")

Base unit with sink, electric cooker point, door to rear.

FIRST FLOOR BEDROOM

3.45m x 3.38m (11'4" x 11'1")



Beamed ceiling, fireplace, storage heater.

BATHROOM

2.46m x 1.98m (8'1" x 6'6")



Panelled bath, wash basin and WC.

OUTSIDE

The property benefits from a large green area to front which extends down to and adjoins the village centre. It benefits from vehicle access off the unmade lane leading to one side of the former primary school.

REAR COMMUNAL DOMESTIC AREA

PLEASE NOTE: This area does not form part of the registered title.

DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with

Station Road bear right. Follow the road out of the town for approximately 2 miles and on entering Llanfair DC proceed past the White Horse Inn on the left hand side and take the Second right adjoining The War Memorial and the building is clearly visible.

TENURE

Believed to be freehold. Grade II Listed.

COUNCIL TAX

ANTI MONEY LAUNDERING REGULATIONS

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.

VIEWING

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

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

HE/PMW