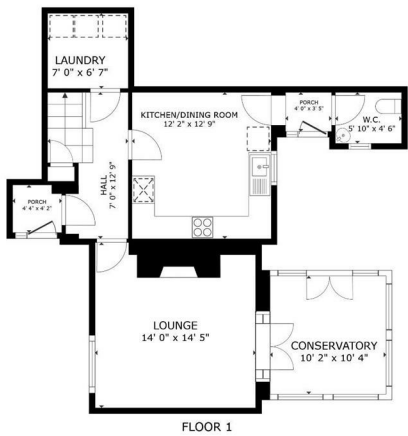


Hafod Fechan Llanrhydd Street, Ruthin, Denbighshire, LL15 1PP



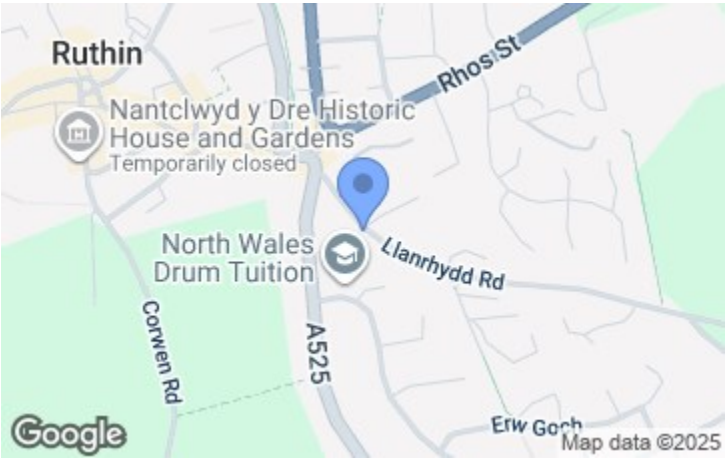
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FLOOR 1: 679 sq.ft. FLOOR 2: 506 sq.ft. FLOOR 3: 113 sq.ft.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) 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		
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Not environmentally friendly - higher CO ₂ 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.



www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



Hafod Fechan Llanrhydd Street
Ruthin, Denbighshire,
LL15 1PP

Offers Around
£290,000

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, newly refurbished kitchen/dining room, rear hall and cloaks with w.c. First floor landing with 2 double bedrooms both with fitted wardrobes, bathroom and separate cloaks. Staircase to second floor bedroom 3

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

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

LOCATION



Ruthin is a historic market town set in the heart of the picturesque Vale Of Clwyd. Well known for its character and community services, the town offers a range of local amenities including shops, schools, healthcare facilities and leisure. Its central location makes it highly accessible, with good road links towards Chester in the east, Mold and Wrexham.

THE ACCOMMODATION COMPRISES

PORCH

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

ENTRANCE 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 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, open shelving to alcove, coved ceiling, TV point, panelled radiator.

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 pitched polycarbonate roof, large ceramic tile floor, twin glazed doors leading to the garden.

KITCHEN/DINING ROOM

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



Newly refurbished with quality and extensive range of base and wall mounted cupboards and drawers with a medium toned woodgrain effect finish to door and drawer fronts and marble effect working surfaces and upstands to include central island and breakfast bar.



It has space for a range cooker with extractor hood and light above, inset one and half bowl black composite sink with drainer and stainless steel mixer tap, integrated fridge/freezer, dishwasher, open display shelving, wine rack, woodgrain effect floor finish, double glazed window, panelled radiator. Panelled door to side porch.



SIDE PORCH

Double glazed window, panelled door leading to rear garden.

CLOAKROOM



White suite comprising wash basin with tiled splash, low level WC, wall mounted Worcester gas fired combination boiler, 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 to match the kitchen with void and plumbing for washing machine and space for tumble dryer, further space for upright fridge/freezer, high level wall shelf.

FIRST FLOOR LANDING

Turned staircase rising to 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 outbuilt fitted wardrobes providing a combination of hanging rails and shelving, double glazed window with pleasing westerly aspect over the rear garden and beyond to 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, outbuilt range of woodgrain effect fitted wardrobes providing a combination of hanging rails and drawer units beneath.

BATHROOM

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



White suite comprising panelled bath with combination shower and tap unit, electric shower over, glass screen, pedestal wash basin, double glazed window, extractor fan, chrome towel radiator, fully tiled walls.

SECOND FLOOR BEDROOM THREE

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



Velux double glazed roof light with blind, panelled radiator.

OUTSIDE



The property is approached over a shared driveway leading to this and two adjoining properties over which we understand there is a right of access. The driveway extends through to the rear where there is limited vehicle access 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 large central lawn and well stocked and established flower and shrub borders.

The property benefits from a single garage which has been sub-divided to provide a garden store room and adjoining hobby room/home office.

HOME OFFICE/HOBBY ROOM

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

Insulated and dry lined with double glazed window, panelled door, electric radiant heater.

GARDEN STORE ROOM

2.62m x 2.08m (8'7" x 6'10")

Two timber panelled doors leading in, electric light and power installed.

COUNCIL TAX

Denbighshire County Council - Tax Band D

TENURE

Believed to be freehold.

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

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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