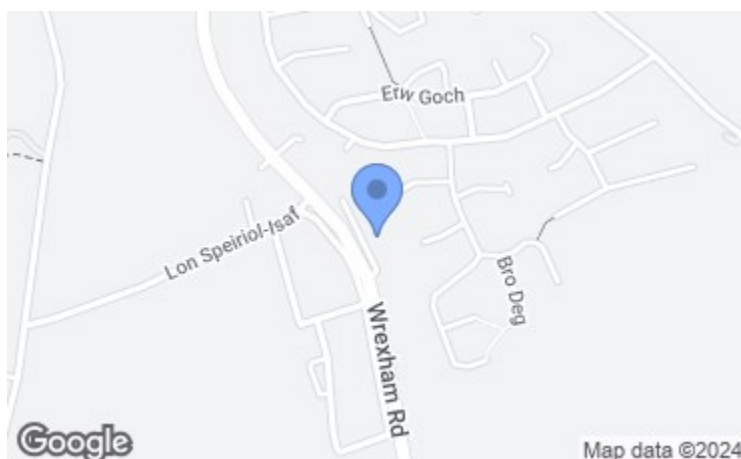


GROSS INTERNAL AREA
GROUND FLOOR 1,094 sq.ft. FLOOR 1 715 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 78 sq.ft.
TOTAL : 1,809 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(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
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Current Energy Rating: 60
Potential Energy Rating: 76

Churston Llanfair Road
Ruthin, Denbighshire
LL15 1DA

Price
£495,000

AN ATTRACTIVE FOUR BEDROOM DETACHED HOUSE WITH LARGE CONSERVATORY AND DETACHED GARAGE. Set within large and private gardens, it stands within this highly regarded and quite private cul de sac set above Llanfair Road about 0.5 miles from the town centre. NO CHAIN.

An elegant family home featuring original woodblock floors to the majority of the ground floor reception rooms, it affords out built and enclosed porch, central hallway, lounge, family room, dining room, large conservatory, fitted kitchen with adjoining breakfast room and side porch, first floor landing, four bedrooms and bathroom. Gated entrance with a wide tarmac driveway providing ample space for parking and access to the detached garage, well maintained lawned garden to front with large and enclosed garden to rear which affords a high degree of privacy with sheltered patio. Further grounds are located directly opposite the front elevation leading down towards Wrexham Road.

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

FRONT ENTRANCE

2.69m x 2.01m (8'10" x 6'7")



Mahogany hardwood glazed and enclosed vestibule with double glazed units and heather brown tiled floor. Decorative double glazed inner door leading to reception hall.

RECEPTION HALL

2.34m x 2.95m (7'8" x 9'8")



An attractive central room with a turned staircase rising off, herringbone woodblock floor, panelled radiator.

LOUNGE

4.45m x 3.84m (14'7" x 12'7")



Double glazed window to front, two windows to gable, attractive Adams style fireplace with polished timber surround, raised hearth, decorative tiling and an enclosed coal effect gas fire, TV point, dado rail, herringbone woodblock floor, panelled radiator.



garden with established and well stocked flower and shrub borders to include specimen shrubs and an apple tree.



ADDITIONAL LAND



Located directly opposite the private drive leading into the cul de sac is a further area of ground which extends down to Wrexham Road and the area directly opposite the house is in its ownership.

DIRECTIONS

From the Agent's Ruthin office, go down Well Street and upon reaching the Station Road junction, bear right onto Llanfair/Wrexham Road (A525) and after half a mile take a turning left, the property will be the third on the right.

TENURE

Freehold

COUNCIL TAX

Denbighshire County Council - 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/PMW

BATHROOM

3.81m x 2.92m (12'6" x 9'7")



White suite comprising pine panelled bath, pedestal wash basin and WC. Separate walk in shower cubicle with valve, part tiled walls, fitted linen cupboard with shelving, vaulted ceiling with Velux roof light, extractor fan, downlighters, radiator.



OUTSIDE



The property is bounded by a substantial brick wall with pillars and decorative galvanised gates leading to a tarmac driveway which extends along the right hand elevation providing parking, turning area to front and access to the garage.

To the front is a shaped lawned garden with established and well stocked flower and shrub borders.

DETACHED GARAGE

Metal up and over door to front, personal door to side.

REAR GARDEN



The rear garden is a particular feature of the house as it affords a high degree of privacy. It has a wide paved patio which extends across the majority of the rear elevation and conservatory with wide steps leading up to a shaped lawned

DAY LOUNGE

3.81m x 3.71m (12'6" x 12'2")



Double glazed window to front and one to side, raised hearth with coal effect gas stove, picture rail, herringbone woodblock floor, panelled radiator.



DINING ROOM

4.45m x 3.68m (14'7" x 12'1")



Two windows to gable, double glazed French doors opening to the large conservatory, fitted hardwood display cabinet

with shelving to recess, Adams style fireplace (no flue) with inset electric fire, picture rail, herringbone woodblock floor, panelled radiator.



CONSERVATORY

3.78m x 4.62m (12'5" x 15'2")



A large addition to the house with feature brickwork to approximately 2'6" with hardwood framed and double glazed conservatory with pitched polycarbonate roof, twin glazed doors leading to the secluded patio and rear garden, terracotta style tiled floor, wall mounted electric radiant heaters.

KITCHEN

3.81m x 2.49m (12'6" x 8'2")



Fitted with a modern range of base and wall mounted cupboards and drawers with an off white finish to door and drawer fronts and contrasting tiled working surfaces and upstand. Inset one and half bowl sink with mixer tap and drainer, inset four ring gas hob with Neff extractor hood and light above, integrated Neff microwave oven and conventional oven. Integrated fridge, dishwasher, display cabinet and ceiling downlighters. Understairs cupboard with plumbing installed for washing machine. Terracotta style ceramic tiled flooring, panelled radiator.



BREAKFAST ROOM

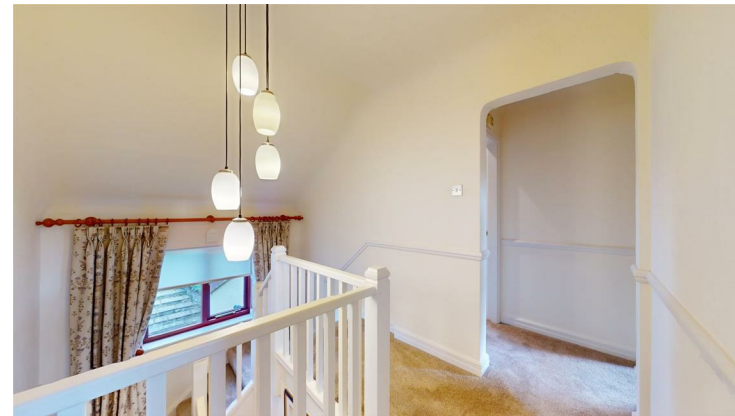
2.54m x 2.54m (8'4" x 8'4")



Double glazed window and glazed door to side, modern wall mounted Worcester gas fired boiler providing heating and hot water, matching tiling to kitchen, panelled radiator.

FIRST FLOOR LANDING

5.03m x 2.16m (16'6" x 7'1")



BEDROOM ONE

4.45m x 3.84m (14'7" x 12'7")



Double glazed window to front, louvred door wardrobes, TV point, panelled radiator.



BEDROOM TWO

4.45m x 3.68m (14'7" x 12'1")



Double glazed window to rear with pleasing aspect over the large rear garden and beyond across town towards the Clwydian hills, built in louvred door wardrobes, panelled radiator.



BEDROOM THREE

3.81m x 3.23m (12'6" x 10'7")



Vaulted ceiling with Velux roof light and window to gable, fitted louvred door wardrobes, shelving, exposed purlin, radiator.

BEDROOM FOUR

2.34m x 2.62m (7'8" x 8'7")



Vaulted ceiling with Velux roof light, wall shelving.