



**Eyarth Hall Lodge**  
Llanfair DC, Ruthin, Denbighshire, LL15 2EL



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Guide Price - £225,000

A two/three bedroom detached cottage set on a good size plot which extends to approximately 0.5 acres. The property is located in rural surroundings, yet only a short distance to local amenities and commuter links. The accommodation briefly comprises, entrance porch, lounge, dining room/bedroom 3, kitchen, utility, two double bedrooms and a bathroom. Externally, there is off road parking to front plus large lawned garden to rear.

## LOCATION & VILLAGE INFORMATION

Llanfair DC is a village and community in Denbighshire, North Wales. The Village is located near to the town of Ruthin, a popular market town affording a selection of shopping facilities plus both primary and secondary schools. Mold sits within 12 miles and Chester city centre within 25 miles and offers more comprehensive high street shopping facilities, bars and restaurants.

On the commuter front, Llanfair DC/Ruthin is near to the A55 North Wales expressway which also links to both the M53 and M56 Motorway networks, extending to all major commercial centres of the North West. Regarding education, there are noted local schools including Ysgol Reoledig Llanfair DC, Ysgol Brynhyfryd state schools.

## APPROXIMATE DISTANCES

Penyffordd Station – 10 miles

Chester Station – 31.6 miles

Liverpool John Lennon Airport – 46.4 miles

Manchester International Airport – 55.1 miles







## **ACCOMMODATION ENTRANCE PORCH**

Timber panel door, windows, inner door through to the lounge.

## **LOUNGE**

Windows to front and side, two radiators, tiled flooring, door to dining room/bedroom 3 and kitchen.

## **DINING ROOM/BEDROOM 3**

Window to front, radiator.

## **KITCHEN**

Wall, base and drawer units, single drainer sink unit, electric point for a cooker, window to rear, door to inner hall and utility room.

## **UTILITY ROOM**

Window and door to outside.

## **BEDROOM 1**

Window to front, radiator.

## **BEDROOM 2**

Window to rear, radiator.

## **BATHROOM**

Panel bath, mains shower, WC and wash hand basin, tiled walls, heated towel rail, window to rear.

## **OUTSIDE**

On approach there is ample off road driveway parking to side. To rear, there is a large lawned garden.

**EPC – F**

**COUNCIL TAX BAND - E**





## SERVICES

Mains electric, bore hole water, private drainage.

## MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

## SALE PLAN & PARTICULARS

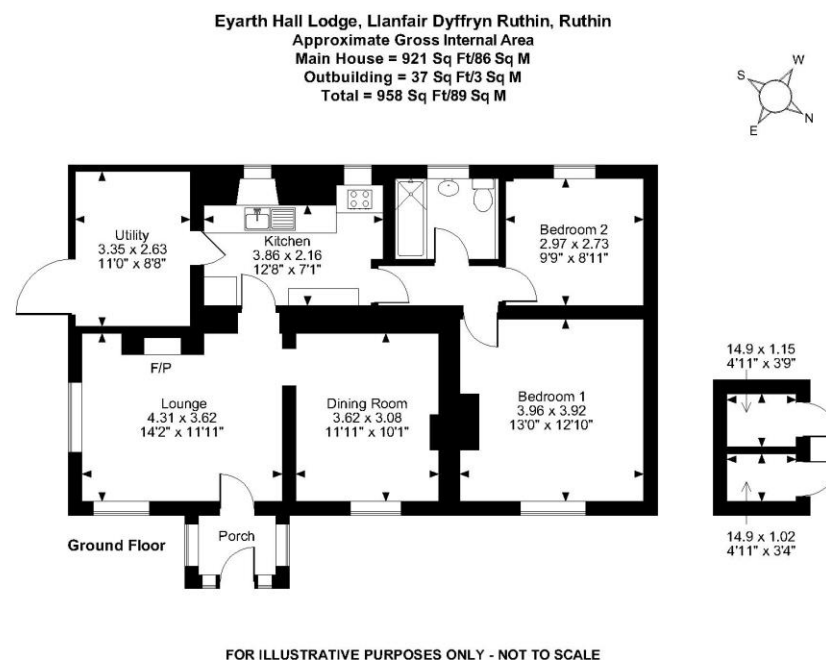
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

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