



**62 Llanfair Road, Ruthin, Denbighshire,  
LL15 1BU**

**£120,000**

 3  1  2  E

**EPC - E53**

**Council Tax Band - C**

**Tenure - Freehold**

# Llanfair Road, Ruthin

## 3 Bedrooms - House - Terraced

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £120,000 Reservation Fee.

[https://www.iamsold.co.uk/property/fbcd940677a64a8896fa8aa79fdb53d2/?search\\_id=70596cbd85ba4b45ba9aff56c80ed84d](https://www.iamsold.co.uk/property/fbcd940677a64a8896fa8aa79fdb53d2/?search_id=70596cbd85ba4b45ba9aff56c80ed84d)

Set within walking distance of Ruthin Town Centre is this three bedroom end terrace property. The property is set over three floors and the accommodation briefly comprises of kitchen breakfast room, living room, and lounge, to the first floor there is a double bedroom and bathroom, and a further two generous bedrooms to the second floor. The property benefits from gas central heating, uPVC double glazing, a rear yard and single garage. Tenure- Freehold. EPC- E 53. Council Tax Band- C



### Description

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



### Accommodation

Access via a part-glazed uPVC external door-

### Sitting Room

13'0" x 9'11" (3.96 x 3.02)

Laminate flooring, uPVC double glazed window to the front elevation, staircase leading to first floor, two openings leading through to lounge and kitchen.

### Living Room

13'2" x 9'11" (4.01 x 3.02)

Carpeted flooring, brick built hearth with electric fire, ample sockets, single radiator and uPVC double glazed window to the front elevation.



### Kitchen/Diner

23'9" x 6'9" (7.24 x 2.06 (7.25 x 2.07))  
Tiled flooring, laminate worktops with a range of matching wall and base units, plumbing for washing machine, integrated electric hob with extractor hood over, partially tiled splashback, ample sockets, two uPVC double glazed window to the rear elevation, ample room for dining table, space for tall standing fridge freezer, single radiator and uPVC door leading to the rear.



### Bedroom One

13'1" x 8'11" (3.99 x 2.72)  
Carpeted flooring, bright and spacious and uPVC double glazed windows to the front elevation, single radiator.

### Bedroom Two

9'11" x 10'5" (3.02 x 3.18)  
Carpeted flooring, uPVC double glazed window to the front elevation and built in storage cupboard.

### Bedroom Three

11'5" x 9'7" (3.48 x 2.92 (3.49 x 2.91))  
Exposed wooden floors, uPVC double glazed window to the front elevation.

### Family Bathroom

10'0" x 7'3" (3.05 x 2.21)  
Vinyl flooring, low level W.C., pedestal wash basin, bathtub with shower over and obscure double glazed window to the front elevation, and a storage cupboard housing the combi boiler.

### Rear Yard

Spacious yard, with access to the front and down the side of the property.

### Garage

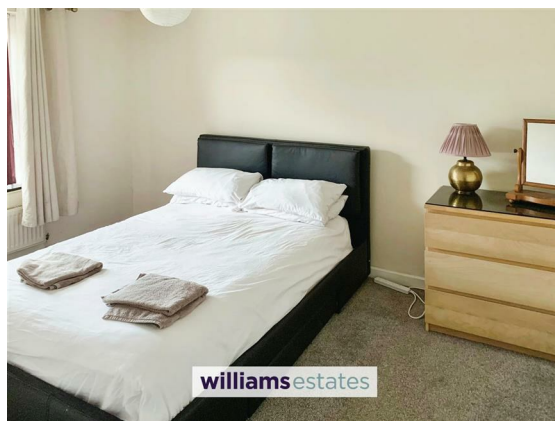
Single car garage

### Directions

From our office on Well Street turn right and proceed to the bottom of the road past Ruthin decor, the property will be found on the right hand side just before the traffic lights on Llanfair Road.

### Agent Note

Property could be sold as furnished if requested.





### Ground Floor

Floor area 42.7 sq.m. (460 sq.ft.) approx



### First Floor

Floor area 25.0 sq.m. (269 sq.ft.) approx



### Second Floor

Floor area 25.0 sq.m. (269 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01824 704050

[Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.