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**2 Cae Mair, Llanfair Dyffryn Clwyd,
Ruthin, Denbighshire, LL15 2AJ**

£415,000

 4  3  1  B

EPC - B84 Council Tax Band - F Tenure - Freehold

Cae Mair, Ruthin

4 Bedrooms - House

A beautifully presented four bedroom detached property located in the favourable village of Llanfair Dyffryn Clwyd. This property briefly comprises of a living room, modern kitchen/diner, utility room, W.C., four double bedrooms with the principle bedroom having an en-suite, family bathroom, single garage, off-road parking and a rear garden. EPC Rating - B84, Council tax Band - F , Tenure - Freehold.



Accommodation

Double glazed front door leads into

Entrance Hall

With radiator.

Cloakroom

Featuring a low-flush W.C., washbasin with a mixer tap set within a storage unit, a radiator, and a double-glazed window overlooking the front elevation.

Living Room

18'8" x 16'8"

Spacious area with a front-facing double-glazed window, a double radiator, and stairs branching off.

Kitchen/Diner

10'8" x 21'3"

Equipped with modern shaker-style units featuring chrome handles, coordinating wall and base units, countertops, two integrated Zanussi ovens, a four-ring induction hob with an overhead extractor hood, a one-and-a-half bowl sink with a mixer tap and a tiled floor. The dining area is complemented by a double radiator and double-glazed double doors leading to the rear.

Utility Room

10'7" x 6'0"

This space features coordinated wall and base units, plumbing for a washing machine, designated space for a dryer, a cupboard housing the Worcester boiler, a single bowl sink, a radiator, a double-glazed door to the side, and access to the integral garage.

Stairs to landing

Stairs lead to the long landing with radiator and airing cupboard incorporating the hot water system.

Bedroom One

18'1" x 14'8"

With built in double wardrobes, matching dressing unit with shelves, double radiator and two double glazed windows to the front.



En Suite

10'8" x 3'10"

Large shower enclosure, wash basin within fitted furniture, W.C, attractive wall tiling, chrome towel rail and double glazed window.

Bedroom Two

13'11" x 9'2"

With radiator, built in wardrobe with sliding doors and double glazed window to the front elevation.

Bedroom Three

17'1" x 9'3"

With radiator and double glazed window to the rear.

Bedroom Four

12'2" x 10'8"

Built in wardrobe with sliding doors, radiator and double glazed window to the rear.

Bathroom

11'6" x 8'7"

Panelled bath, wall hung wash basin, W.C, corner shower enclosure, chrome heated towel rail and window to the rear.

Garage

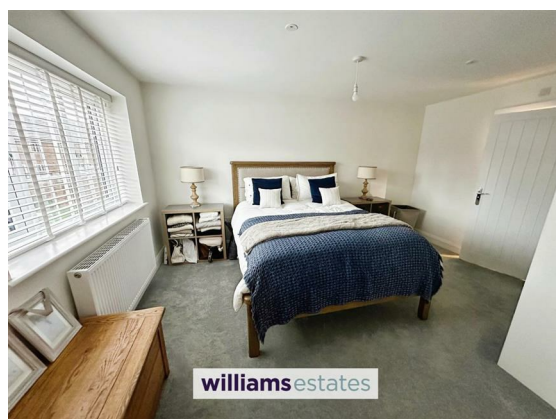
19'8" x 10'2"

With lighting.

Outside

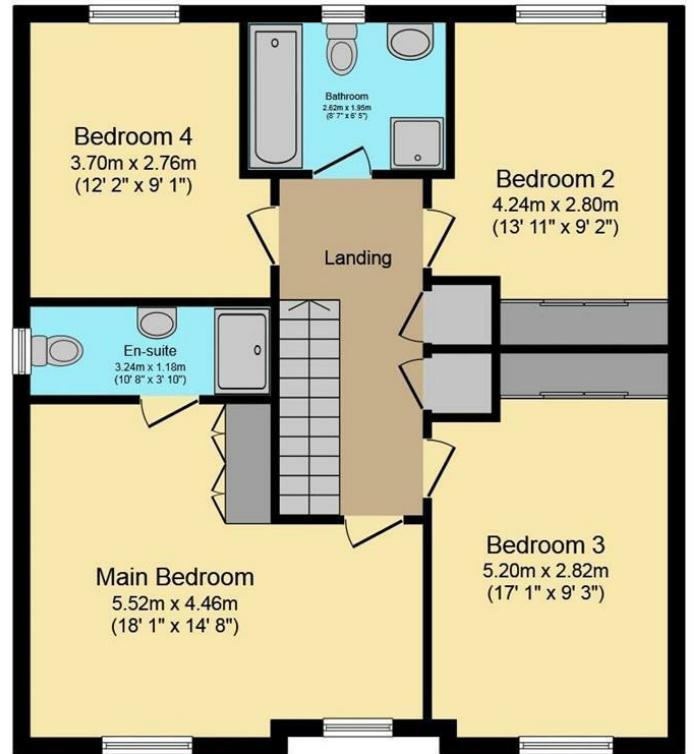
To the front elevation a block paved driveway providing off road parking for two vehicles and lawned garden. The rear garden is lawned with a paved patio area and is bounded by vertical overlap fencing.

Directions





Ground Floor



First Floor

Total floor area 156.6 m² (1,685 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

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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.