



## Tonglas Llanfair Road, Ruthin, Denbighshire, LL15 1BY

**£400,000**

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**EPC - C70 Council Tax Band - F Tenure - Freehold**

# Llanfair Road, Ruthin

## 4 Bedrooms - House - Detached

No Onward Chain - An extended and refurbished four bedroom detached family house completed to a high standard throughout with stunning open plan kitchen and living area. Located within an easy walk of the Ruthin town amenities and local schools and views from the rear towards Moel Famau and the Clwydian Range. Accommodation boasts two reception rooms, open plan family room and modern kitchen with utility room off, cloakroom, four bedrooms, master with dressing area and en suite and family bathroom. EPC rating C 70 - Council Tax Band - F - Tenure - Freehold



### Accommodation

#### Entrance Hallway

Contemporary oak door with double glazed glass panel adjacent leads into

#### Cloakroom/W.C

#### Living Room

14'9" x 12'4" (4.50 x 3.77)

#### Sitting Room

12'5" x 11'8" (3.80 x 3.58)

#### Open Plan Kitchen/Diner

18'7" x 14'1" (5.68 x 4.30)

#### Utility room

8'11" x 7'11" (2.72 x 2.43)

#### First Floor Landing

#### Bedroom One

#### Entrance Hall

16'0" x 7'4" (4.88 x 2.24)

With stairs off, oak floor, radiator and double glazed window.

#### Cloakroom

With low flush W.C, washbasin within a vanity unit, part tiled walls, tiled flooring and double glazed window.

#### Living Room

15'5" into the bay x 12'4" (4.70 into the bay x 3.76)

With good sized double glazed bay window to the front elevation, brick fireplace with open flue, marble hearth, oak floor and radiator.

#### Sitting Room

12'4" x 11'8" (3.76 x 3.56)

With feature brick chimney breast on a raised hearth, high gloss stone effect ceramic tiled floor, radiator, double glazed window and square arch leading into

#### Kitchen/Family Room

18'9" x 14'0" (5.72 x 4.27)

With an extensive range of cream high gloss wall, drawer and base units, stone effect worktops over, central island in matching with solid beech worktop and breakfast bar, stainless steel five burner gas range cooker with two ovens and grill, stainless steel splash back, Ringmaster stainless steel extractor hood, one and a half sink a drainer, integrated dishwasher, further unit suitable for a fridge freezer, wine cooler, and wine rack, ceiling down lights, high gloss limestone ceramic flooring and radiator.



### Utility Room

9'0" x 8'0" (2.74 x 2.44)

With similar stone effect worktops, stainless steel sink with pillar tap, plumbing for a washing machine and void for a tumble dryer, cupboard incorporating the Worcester condensing boiler, matching flooring to kitchen, radiator and double glazed door to the side elevation.

### Stairs to Landing

From the entrance hall the stairs lead to the landing having a double glazed window.

### Inner Landing

With radiator, storage cupboards and large airing cupboard incorporating the pressurised water system.

### Bedroom 1

14'0" x 10'6" (4.27 x 3.20)

With double glazed window to the rear elevation enjoying views of the Clwydian Range and Moel Famau, partial vaulted ceiling, T.V point and radiator.

### Dressing Room

6'0" x 5'3" (1.83 x 1.60)

With fitted wardrobes.

### En Suite

5'3" x 5'2" (1.60 x 1.57)

With white suite comprising of a low flush W.C, corner shower enclosure, wash basin, tiled walls to half height, extractor fan, ceiling down lighters, stone effect ceramic tiled floor and heated towel rail.

### Bedroom 2

15'5" into bay x 11'7" (4.70 into bay x 3.53)

With deep double glazed bay window to the front elevation, with views towards Ruthin Castle and radiator.

### Bedroom 3

14'0" x 7'8" (4.27 x 2.34)

With double glazed window and radiator

### Bedroom 4

8'1" x 8'0" (2.46 x 2.44)

With double glazed window and radiator.

### Family Bathroom

11'8" x 6'8" (3.56 x 2.03)

With white suite comprising of a low flush W.C, roll top bath, shower enclosure, large bowl wash basin within a vanity unit, tiled wall to half height, slate effect tiled floor, ceiling down lighters, extractor fan and double glazed window.

### Outside

The property is bound by a wall and access provided by a tarmacadam driveway offering ample off street parking. The front garden has a shaped lawn with low level stone faced wall and border. To the left hand side a long driveway provides further parking for three cars and access to a detached storage shed. The rear garden has a wide flagged area with low level brick wall and steps leading to a raised lawned garden.

### Detached Storage Shed

With power and electric light.

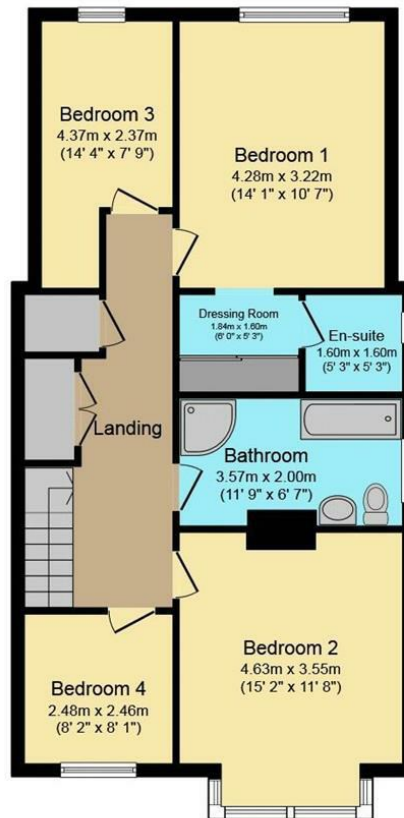
### Directions

From Ruthin office turn right to the junction. Turn right and continue along veering right and the property is found on the left hand side on the corner of Erw Goch.





**Ground Floor**



**First Floor**

Total floor area 149.6 m<sup>2</sup> (1,611 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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