

## Summer Roost Graigfechan, Ruthin, Denbighshire, LL15 2EU

**£350,000**

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**EPC - D56**

**Council Tax Band - E**

**Tenure - Freehold**

# , Ruthin

## 2 Bedrooms - House

A Two bedroom semi-detached converted barn which has a wealth of original features with modern amenities together with an enclosed garden, stables and outbuildings and a ONE acre paddock to the rear. Located in a sheltered position off a no-through private road just a short distance from the centre of the village, some four miles from Ruthin. The property has the additional benefits of a ground source heat pump and double glazing.

Viewing is recommended!

EPC D56, Tenure - Freehold, Council Tax - E



### Description

The property briefly comprises of a hallway, spacious living room, fitted kitchen, downstairs bathroom and two double bedrooms . Additionally it has the benefit of 2 stables, a tack room and adjoining one acre paddock. The property is approximately 3 miles from Ruthin town centre and 8 miles from the market town of Mold. The Three Pigeons village Inn is located a short distance away, primary schooling can be found at the nearby village of Pentrecelyn whilst further primary and secondary education can be found at Brynhyfryd and Ruthin Public School.

### Accommodation

The accommodation provides door leading to the:

#### Hall

Tiled floor with underfloor heating, exposed beams and brick wall to part.

#### Living Room

13'8" x 10'4" (4.17 x 3.17)

With Slate flooring and underfloor heating, exposed beam, exposed brick and oak shelving to part, double glazed window to the front elevation and french doors leading to the rear.

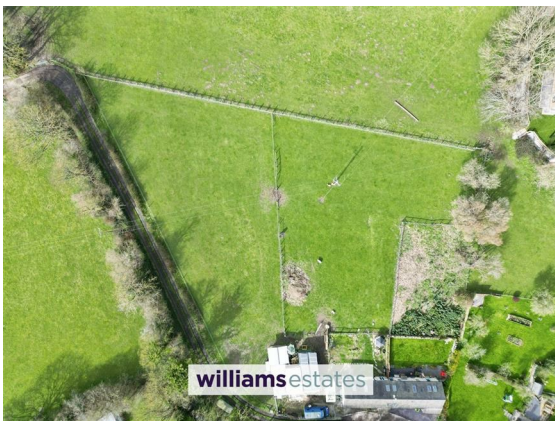
#### Kitchen

15'10" x 7'11" (4.85 x 2.42)

Well fitted having a range of wall and base units, oak working surfaces, integrated electric hob and oven, tiled splash backs. ample room for dining table, void for tall standing fridge and freezer, ceramic drainer sink with mixer tap over, exposed beam, slate flooring with underfloor heating and double glazed french doors leading to the garden.

#### Bathroom

With Low level WC, shower cubicle, panel bath, wash hand basin, part tiled walls.



## Stairs from Hall to Landing

Glass balcony looking down to the ground floor with exposed beams, feature shelving to one wall and a velux window to the rear elevation.

## Bedroom One

14'0" x 10'8" (4.29 x 3.27)

Exposed hard wood floors, double glazed window to the side elevation and a velux window to the rear.

## Bedroom Two

13'7" x 9'9" (4.16 x 2.99)

Exposed hardwood floors, double glazed window to the rear, exposed brick wall to one side and two velux windows to the front and rear elevation.

## Outside

The property is approached over a private no-through lane leading to two other properties and farmland beyond. To the front is a central drive with ample stoned parking area to the side and rear.

To the rear is an enclosed garden with timber fence posts, paved pathways and patio area. In addition to the lawned garden is a One Acre paddock and stable block as well as a workshop and further timber building.

## Directions

From our Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road out of the town for some 2 miles and on entering the village of Llanfair DC take the left turning signposted Graigfechan which is just after the White Horse Inn. Follow the road to the staggered crossroads and turn right onto the B5429 and follow the road to Graigfechan. Continue past the Three Pigeons Inn for approximately 100 metres whereupon the property will be found on the right hand side located by our for sale board.

## Viewing

By appointment with the selling agents, Williams Estates, 01824 704050

## Agents Notes

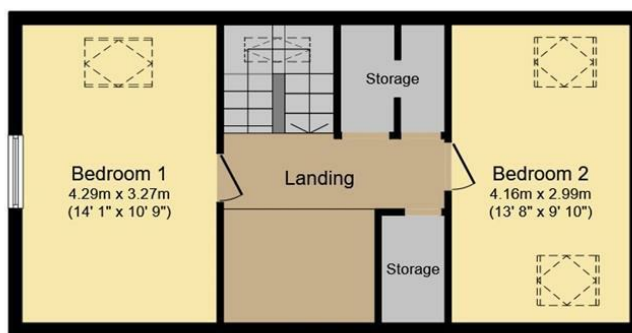
Public footpath through the paddock.





### Ground Floor

Floor area 47.9 m<sup>2</sup> (515 sq.ft.)



### First Floor

Floor area 47.9 m<sup>2</sup> (515 sq.ft.)

TOTAL: 95.8 m<sup>2</sup> (1,031 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	

Call us on  
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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.