



Rhos Ial Llanfair Road, Ruthin, LL15 1BY

£375,000

 3  2  2  D

EPC - D66 Council Tax Band - E Tenure - Freehold

Llanfair Road, Ruthin

3 Bedrooms - House

A wonderful and homely detached family house having an array of original features to include 4-panel pine doors and cast iron door furniture, oak flooring to the majority of the ground floor and beautiful leaded light entrance doors to the reception hall. Located in a very popular area on the outskirts of the medieval town of Ruthin conveniently located for all amenities to include primary and high school education, shopping, bars and restaurants and a bus service. The charming accommodation is extremely well maintained and offers a living room, a modern fitted kitchen and dining room leading into the conservatory. To the first floor you will find three bedrooms and a modern family bathroom. Externally the property is found on a good sized plot having ample off street parking, a garage, home office/studio room. The sunny landscaped gardens are a particular feature of the property being principally laid to lawn to the front and rear having a variety of specimen trees and shrubs. Viewing highly recommended.
EPC rating - TBC - Tenure - Freehold - Council Tax Band - E



Accommodation

Slate tiled steps leading to an arched entrance having double doors with glazed panels, leading to:

Entrance porch

Slate tiled floor, original pine front door having coloured leaded glass and matching side panels which leads into the:

Reception Hall

A particular feature of the hall is the original staircase and recess having three display shelves. oak flooring, a double panel radiator, under stairs storage cupboard, ceiling down lights.

Living Room

14'9" x 12'4" (4.5 x 3.78)

Central raised recessed fireplace with oak pull out hearth and space to house an ornamental electric fire, feature recess shelving to either side of the fireplace, double panel radiator, uPVC double glazed box bay window to the front elevation, recessed ceiling lights.

Kitchen

20'4" x 11'8" (inc dining area) (6.20m x 3.58m (inc dining area))

Well fitted having a good range of base and wall mounted high-gloss cream-coloured cupboard and soft close drawers, two glazed wall units, solid butcher block working surfaces, void and plumbing for a dishwasher, integrated fridge, additional peninsula housing a four-ring Bosch induction hob with a sleek SMEG stainless steel extractor hood above. integrated electric oven, ceiling down lighters, oak flooring.

Dining Area

12'5" x 11'9" (3.8 x 3.6)

A Villager cast iron gas-fired coal-effect stove nestled within a brick-built chimney breast, display shelving, oak flooring access to the kitchen.

Double doors lead into the conservatory.

Rear Hall

Double panel radiator, double glazed window, oak double-glazed door leading to the side.

Utility Room

6'8" x 6'6" (2.05 x 2.0)

Equipped with plumbing for a washing machine, ample space for a freezer, wall mounted cupboard, wall-mounted central heating boiler, double-glazed window on the side, and contemporary recessed down lights.



Cloakroom

Consisting of a low level WC. wash basin, radiator, double-glazed window to the rear, and a double-glazed Velux roof window.

Conservatory

14'7" x 11'7" (4.46 x 3.54)

Featuring double-glazed windows, oak flooring and double doors leading to the stone patio and rear garden.

First Floor

Bedroom One

15'3" x 11'9" (4.66 x 3.6)

A box bay window with uPVC double glazing, accompanied by a double radiator and an ornamental fireplace.

Bedroom Two

12'7" x 11'9" (3.84 x 3.6)

A double radiator, built-in wardrobes, and a rear-facing uPVC double-glazed window.

Bedroom Three

8'6" x 8'2" (2.6 x 2.5)

A radiator and front-facing double-glazed window, complemented by built-in wardrobes.

Family Bathroom

8'10" x 8'0" (2.7 x 2.44)

Featuring a corner shower enclosure, a freestanding spa bath with an attachable rinse nozzle, a toilet, a wall-hung washbasin, appealing wall tiling, ambient downlighting, a chrome heated towel rail, and a rear-facing uPVC double-glazed window, oak flooring.

Outside

A spacious gravelled driveway providing off-road parking, The front well maintained garden provides a raised circular lawn having a silver birch tree bordered by neatly trimmed laurel hedging, storage area to the right hand side, outside lighting. Access via double timber doors to the:

Garage

15'1" x 8'4" (4.6 x 2.55)

Two Velux roof windows, light and power, overhead storage. Access to:

Rear Garden

A private enclosed patio area to the side having raised borders with oak sleepers having standard holly trees, mixed herbaceous borders and herb bed. Further patio area to the rear of the property, dwarf brick retaining walls, mixed beds having a variety of shrubs and plants, panel fencing and hedging to the boundary, raised gravel beds to part bordered by oak sleepers, storage cupboard.

The rear garden has a sunny aspect is sheltered and provides privacy, there is a very old established apple tree. Access to:

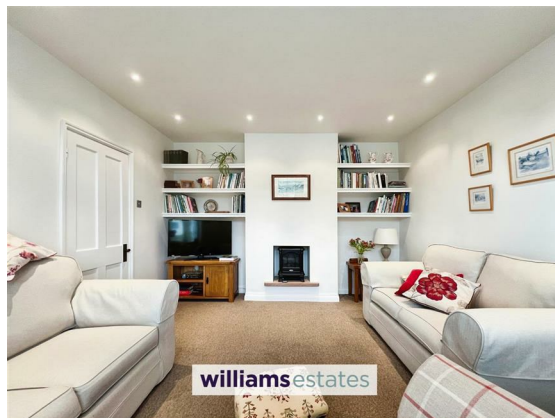
Studio Room

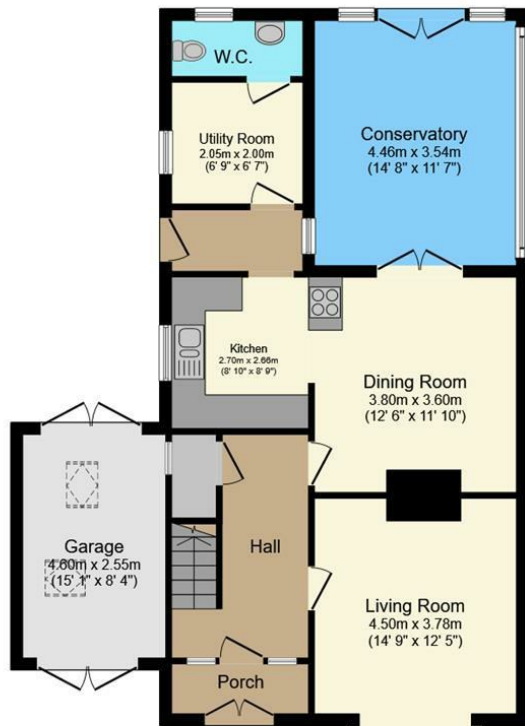
15'1" x 7'6" (4.62 x 2.29)

A light and airy room suitable for a studio/home office, the property has double glazed bi folding doors, three velux roof windows, uPVC double glazed window, 6 bulb cable ceiling light system.

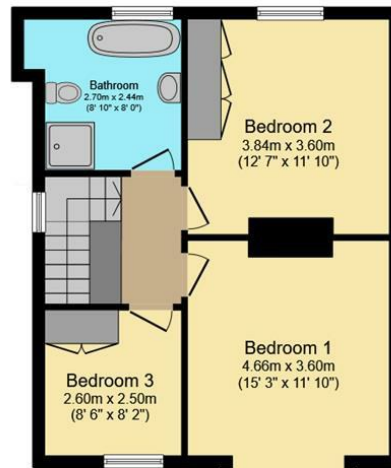
Directions

From Ruthin office, continue to the bottom of well street, turn right at the junction and continue along veering right and the property is found on the left hand side just after the Erw Goch turning.

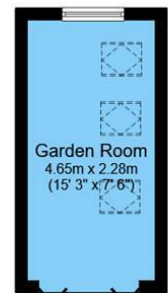




Ground Floor
Floor area 88.0 m² (947 sq.ft.)



First Floor
Floor area 49.7 m² (535 sq.ft.)



Outbuilding
Floor area 10.6 m² (114 sq.ft.)

TOTAL: 148.4 m² (1,597 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01824 704050

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.