



**Cwr Y Llan Llanfair Dyffryn Clwyd,
Ruthin, Denbighshire, LL15 2RU**

£500,000

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EPC - D62 Council Tax Band - G Tenure - Freehold

, Ruthin

4 Bedrooms - House - Detached

Presenting a remarkable chance to acquire a four-bedroom detached residence situated in the serene village of Llanfair Dyffryn Clwyd, nestled on the fringes of Ruthin.

The interior features a well-appointed kitchen, convenient utility room, dining room, a triple aspect living room and shower room to the ground floor with and four generously sized bedrooms and family bathroom to the first floor.

To the outside there is a gravelled driveway providing off road parking for multiple vehicles to the front and a garage, which also gives access to the property via the utility with a large, beautifully kept rear garden with stunning views of the surrounding countryside.

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Accommodation

A double glazed door with panels to either side opens into

Entrance Hall

With doors leading off to all rooms, a turned staircase leading off to the first floor, uPVC double glazed leaded window to the front elevation and radiator.

Living Room

23'4" x 11'11" (7.11 x 3.63)

A bright and spacious room, laminate flooring, radiator, triple aspect uPVC double glazed windows to the front and side elevations and a uPVC part glazed sliding door leads to the rear garden

Kitchen

16'8" x 9'4" (5.08 x 2.84)

Fitted with base and wall units with work surfaces over, integrated electric Neff double oven with integrated induction hob and extractor hood over, 1½ bowl stainless steel sink and drainer with mixer tap, tiled floor, two uPVC double glazed windows to the side and rear elevations with stunning views, panelled door leads to the rear porch with door opening out on to the garden, door opens to

Utility Room

Fitted with base and wall units and work surfaces, stainless steel sink with drainer, space and provision washing machine and tumble dryer, space for a tall standing fridge freezer, radiator, uPVC double glazed window to the side elevation, door allows access to the garage.

Dining Room

10'1" x 12'1" (3.07 x 3.68)

Ample room for a large dining table, radiator, uPVC double glazed window overlooking the rear garden with stunning views.

Ground Floor Shower Room

6'0" x 5'5" (1.83 x 1.65)

Refurbished to a high spec to include shower enclosure with mixer shower, vanity wash basin, W.C., heated towel rail, fully tiled, single glazed obscure window through to the entrance porch and extractor fan.



Bedroom One

16'10" x 11'9" (5.13 x 3.58 (5.14 x 3.59))

Built in wardrobe and cupboards providing plenty of storage space, laminate flooring, two radiators, two uPVC double glazed windows to the front and rear elevations overlooking fantastic views of the vale

Bedroom Two

11'11" x 9'11" (3.63 x 3.02 (3.64 x 3.03))

Bright and spacious with built in wardrobes providing plenty of storage, radiator, uPVC double glazed window to the rear which shows the stunning landscape gardens and overlooking the countryside.

Bedroom Three

11'11" x 9'10" (3.63 x 3.00)

Built in wardrobe, laminate flooring, radiator, uPVC double glazed window to the rear looking out to stunning views.

Bedroom Four

13'5" x 6'7" (4.09 x 2.01)

Laminate flooring, radiator, uPVC double glazed window to the front elevation.

Family Bathroom

7'3" x 5'10" (2.21 x 1.78)

Fitted with a white three piece suite comprising bath with mixer shower over and screen, pedestal wash basin, W.C., fully tiled, heated towel radiator, walk in storage cupboard, uPVC obscure double glazed window to the side elevation. Walk in cupboard measures - 2.03m x 1.82m / 6'8" x 6'0"

Outside

The residence is situated on expansive private grounds of approximately 0.2 acres. Timber-panelled gates open to a gravelled forecourt, offering abundant parking space for multiple vehicles. The landscape is designed for minimal upkeep, featuring an array of well-established shrubs and conifer hedges as the boundaries.

Pathways on either side provide access to the rear garden offering stunning panoramic vistas to the east and south, overlooking the picturesque Clwydian hills and adjoining countryside, the garden boasts an expansive patio that spans the entire length of the house, complemented by a spacious, lush lawn, tended flower and shrub borders, and a decking pathway that guides you to a generous decked patio.

Directions

Heading out of Ruthin on the A525 Wrexham Road continue for approximately 2 miles until you reach the Village of Llanfair DC.

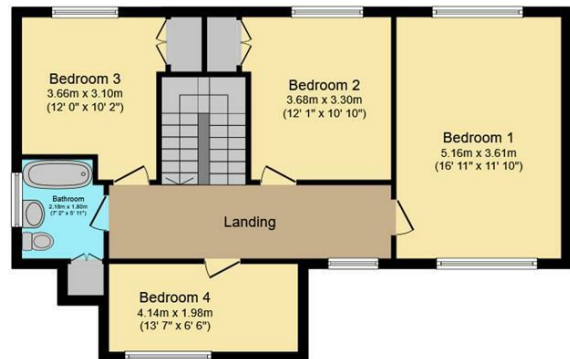
Turn left after the White Horse and the property is the last house on the right hand side approximately 100 yards down.





Ground Floor

Floor area 102.4 m² (1,102 sq.ft.)



First Floor

Floor area 71.3 m² (767 sq.ft.)

TOTAL: 173.7 m² (1,869 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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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