



**60a Llanfair Road, Ruthin, Denbighshire,  
LL15 1BU**

**£120,000**

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**EPC - D64    Council Tax Band - C    Tenure - Leasehold**

# Llanfair Road, Ruthin

## 3 Bedrooms - Flat

A three bedroom maisonette close to Ruthin town centre ideal for first time buyers and investors. The accommodation briefly comprises kitchen and living room to the first floor and three bedrooms and bathroom to the second floor. The property has the benefit of gas central heating and uPVC double glazing throughout. The property is conveniently located within walking distance of all local amenities, schools and car parks.

EPC Rating D64, Council Tax Band - C, Tenure - Leasehold



### Accommodation

uPVC double glazed front door opens into

### Entrance Porch

Quarry tiled floor, carpeted stairs lead up to:

### First Floor Landing

With coat hanging space, radiator, stairs off to second floor, understair storage and opening through to

### Kitchen

20'1" x 7'0" (6.12 x 2.13)

A range of white, high gloss wall, drawer and base units, complementary work surfaces and tiled splashbacks, integrated electric oven and induction hob with glass splashback and extractor hood over, stainless steel drainer sink with mixer tap over, LED spotlights, wall-mounted Baxi boiler, undercounter space for fridge and freezer, uPVC double glazed window to the rear and door through to

### Living Room

12'11" x 12'4" max (3.94 x 3.78 max)

Currently used as the dining room this is a bright room with out built chimney breast and inglenook, radiator and uPVC double glazed windows to the front elevation

### Second Floor Landing

uPVC double glazed window to the rear elevation, loft access hatch and doors off to three bedrooms and bathroom

### Bedroom One

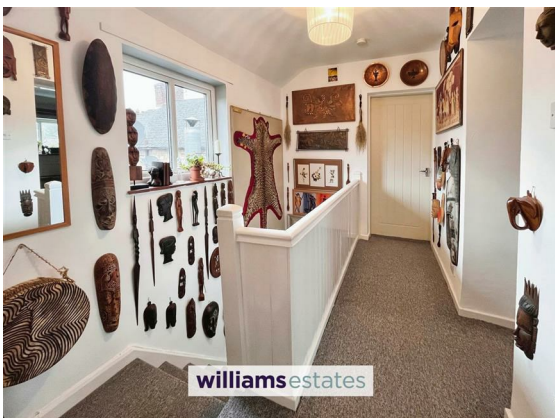
17'10" x 11'8" (5.46 x 3.58)

Currently used as the living room, a large room spacious room with recessed wardrobes, two radiators and two uPVC double glazed windows to the front elevation

### Bedroom Two

12'11" x 11'1" (3.94 x 3.38)

A bright and spacious room with uPVC double glazed window to the front elevation, chimney breast and built in cupboard



### Bedroom Three

9'10" x 6'7" (3.00 x 2.030)

uPVC double glazed window to the rear elevation, radiator

### Bathroom

7'9" x 6'11" (2.36 x 2.11)

Three piece suite comprising panel bath with screen and electric shower, W.C., pedestal wash basin, chrome ladder-style heated towel rail, tiled floor, part tiled walls and uPVC double glazed window to the rear elevation

### Leasehold Notes

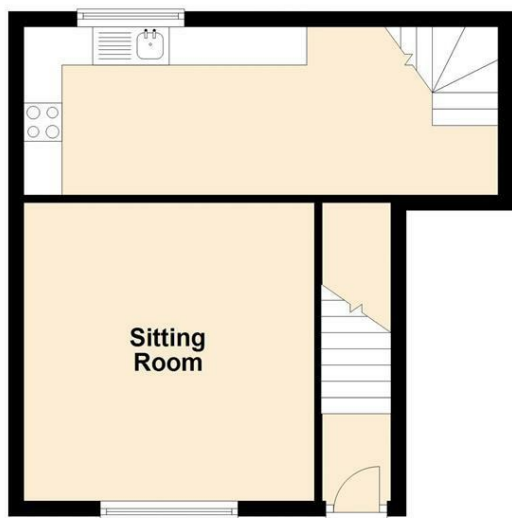
999 year lease with at least 968 years still to run.

### Directions

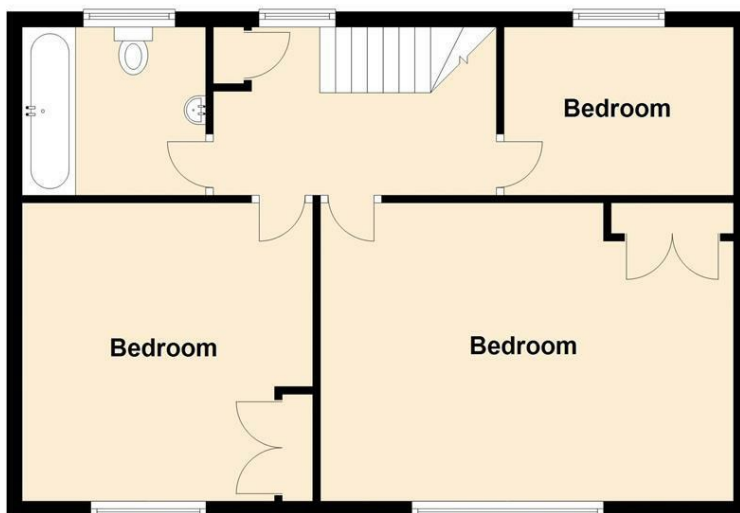
From our Ruthin office proceed down Well Street, at the junction bear right and follow the road around. The flat can be found on the right hand side, by way of a For Sale sign.



Ground Floor



First Floor



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>76</b> |
| (55-68) <b>D</b>                            | <b>64</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.

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