

Bod Erw Llanfair Road, Ruthin, LL15 1DA



GROSS INTERNAL AREA
FLOOR 1 555 sq.ft. FLOOR 2 542 sq.ft.
EXCLUDED AREAS : PORCH 12 sq.ft.
TOTAL : 1,097 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish

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Bod Erw Llanfair Road

Ruthin,
LL15 1DA

Price
£325,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

AN EXTENDED AND REFURBISHED THREE BEDROOM SEMI-DETACHED HOUSE WITH LARGE GARDENS, ample parking and attached garage, standing in this highly regarded residential area on the periphery of town.

Standing in a slightly elevated position commanding far reaching westerly views across town, this well proportioned family home affords enclosed porch, hall, attractive lounge with bay window and wood stove, large open plan dining room with French windows to rear and adjoining luxury fitted kitchen, first floor landing, three bedrooms and modern bathroom. Gas heating with underfloor to the majority of the ground floor. EV car charging point and detached garage with garden shed. Inspection highly recommended.

LOCATION

The medieval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements. There are primary and secondary schools for all ages together with leisure facilities and Mold is some 11.5 miles distant whilst Chester 24 miles. There are good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES

VESTIBULE

Arched and glazed outer doors leading to enclosed vestibule with a modern composite UPVC double glazed inner door leading to reception hall.

RECEPTION HALL

3.96m x 2.11m (13' x 6'11")



Staircase rising off with polished wood handrail, enclosed understairs storage and cupboard, woodgrain effect floor finish, underfloor heating.

LOUNGE

4.27m x 3.81m (14' x 12'6")



A light and airy room to the front of the house with a wide shallow bay double glazed window with pleasing westerly views across town towards wooded countryside, the windows have attractive double glazed upper lights. Lined fireplace with raised slate hearth and wood stove, picture rail, TV point, underfloor heating.

KITCHEN, DINING AND FAMILY ROOM

4.62m x 2.62m and 4.57m x 3.81m (15'2" x 8'7" and 15' x 12'6")



A spacious and versatile room designed for modern living with double glazed French doors to the dining area opening to an enclosed and private rear garden, slate hearth with brick lined fireplace, supporting beam and wood stove. To the remainder it has large limestone effect porcelain tiles which extend into the adjoining kitchen. Fitted cabinets, downlighters, underfloor heating.



The kitchen has a contemporary range of base and wall mounted cupboards and drawers with a light grey toned finish to door and drawer fronts and contrasting white granite working surfaces to include a large peninsula divide which provides a breakfast bar. There is a white glazed Belfast sink with mixer tap, space for a range cooker with gas and electric points, attractive tiled upstand and a large extractor hood and light above. Large double door pantry cupboard, void and plumbing for dishwasher, housing for an American style fridge/freezer. Double glazed window, downlighters.



FIRST FLOOR LANDING

Double glazed window to gable.

BEDROOM ONE

4.27m x 3.81m (14' x 12'6")



A lovely room to the front of the house with a wide shallow bay window with far reaching views across town to wooded countryside, original tiled fireplace (not in use), TV point, fitted mirror fronted cupboard with drawers and shelving, panelled radiator.

BEDROOM TWO

4.45m x 3.35m (14'7" x 11')



Original tiled fireplace (not in use), large double glazed window to rear overlooking the garden, panelled radiator.

BEDROOM THREE

2.24m x 2.18m (7'4" x 7'2")



Double glazed window to front, panelled radiator.

BATHROOM

2.64m x 2.26m (8'8" x 7'5")



Refurbished with a luxury white suite comprising a contemporary shaped bath with combination shower and tap unit, large separate walk-in shower with glazed screen and high output shower with monsoon style head, vanity with basin and storage and low level WC with concealed cistern. Double glazed window, extractor fan, ceiling downlighters, tile effect floor finish, large towel radiator.

OUTSIDE



The property is set back from the road with a long driveway leading in which extends across the full width of the house and to the gable elevation providing extensive parking and turning area and access to the rear. The front garden has recently been landscaped with a new flagged patio together with a raised lawned area. To the rear is a sheltered patio together with shaped lawn, timber framed and panelled garden shed and a small timber framed and corrugated metal single garage, with lean-to to one side.