



GROSS INTERNAL AREA
FLOOR PLAN 726 sq.ft.
EXCLUDED AREAS : GARAGE 122 sq.ft.
TOTAL : 726 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	

Maesmor Llanfair Road
Ruthin, Denbighshire,
LL15 1BY

Offers Around
£375,000

REDEVELOPMENT OPPORTUNITY.

A traditional style two bedroom detached bungalow with garage standing within an exceptional plot extending to about 0.25acre with splendid westerly views over adjoining farmland, a short distance from Ruthin town centre.

With potential for extension and refurbishment to provide a larger four/five bedroom bungalow/house or alternatively for redevelopment for one or two detached houses subject to usual consents being obtained. It presently affords entrance porch, hall, lounge, modern fitted kitchen/dining room with built-in appliances, pantry with side porch and utility cupboard, two double bedrooms and modern bathroom and WC. Gas heating, driveway with detached garage. Inspection highly recommended.

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.



LOCATION



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

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed door with matching panels to either side leading to entrance hall.

ENTRANCE HALL

5.41m max x 1.68m (17'9" max x 5'6")



Panelled radiator.

LOUNGE

4.67m x 3.73m (15'4" x 12'3")



A well lit room with a shallow bay window to front and a wide double glazed window to rear with pleasing westerly aspect over the gardens and beyond adjoining farmland towards Ruthin Castle Estate, tiled fireplace and hearth, TV point, panelled radiator.

KITCHEN/DINER

3.96m x 2.44m (13' x 8')



Fitted with a modern range of base and wall mounted cupboards and drawers with a light grey tone finish to door and drawer fronts, contrasting white working surfaces to include inset single drainer sink with mixer tap and drainer, inset four ring electric hob with convector hood above, integrated oven, attractive tiled splashback, double glazed window with westerly aspect, further window to front, fitted breakfast bar, panelled radiator. Panelled door to side porch.

WALK-IN PANTRY

High level single glazed window, wall shelving.

SIDE PORCH

Panelled door leading out.

UTILITY CUPBOARD

Wall mounted gas fired combination boiler, plumbing for washing machine.

BEDROOM ONE

4.19m x 3.38m (13'9" x 11'1")



A well lit room with three double glazed windows to three external walls with far reaching westerly views, panelled radiator.

BEDROOM TWO

3.43m x 2.74m (11'3" x 9')



Double glazed window with westerly aspect, double door cupboard, panelled radiator.

BATHROOM

2.41m x 1.85m (7'11" x 6'1")



White suite comprising panelled bath with bi-fold glazed shower screen and shower over, pedestal wash basin and WC, part tiled walls, double glazed window, panelled radiator.

OUTSIDE



The property stands within a large plot with a wide frontage fronting onto Llanfair Road. It is bounded by a substantial stone wall with a wide splayed entrance, gate pillars and wrought iron gates opening to driveway providing space for parking and access to garage.

GARAGE

4.88m x 2.74m (16' x 9')



Up and over door to front, personnel door to side.