

The Coach House, Bryn Mair Llanfair Dyffryn Clwyd, Ruthin, LL15 2EF

Cavendish  
ESTATE AGENTS

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GROSS INTERNAL AREA  
FLOOR 1: 1194 sq.ft, FLOOR 2: 1162 sq.ft  
TOTAL: 2356 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
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Price  
£700,000

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 attractive stone fronted 4 bedroom house set within a lovely courtyard with a substantial range of garages, workshops & stores, all within mature and very private grounds of just over an acre.

Located off a minor country lane in the heart of countryside yet only 0.7 miles from the town boundary, and approached over its own long private driveway, this well proportioned family home affords an entrance hall, very spacious lounge capable of sub-division, dining room, bespoke oak kitchen/breakfast room and side porch.

First floor landing bedroom 1 with en-suite, 3 bedrooms & bathroom. Extensive informal lawns with mature trees and borders, large established orchard & kitchen garden.



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LOCATION

Located off a minor country lane in a predominantly rural setting, yet only 0.5 mile from Llanfair D.C. and the Ruthin town boundary allowing ease of access to a wide range of facilities and Chester & Wrexham

THE ACCOMMODATION COMPRISES

PORCH

Panelled and glazed hardwood door leading to enclosed porch, heather brown tiled floor, vaulted pine clad ceiling. Hardwood stable door leading kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

4.90m x 4.42m (16'1 x 14'6)



The kitchen is fitted with a bespoke range of furnishings finished in solid oak by Celfiderw. It features black granite working surfaces with an inset stainless steel Franke sink, range cooker and matching granite upstand and concealed hood above, integrated pantry cupboard, dishwasher, washing machine, matching dresser unit with display cabinets, drawers and cupboards beneath.



Brick chimney breast with heather brown tiled hearth and multi-fuel stove with back boiler interconnecting with the heating system, heather brown floor tiling, dual aspect with double glazed windows to both front and rear, the front having splendid views across the gardens towards wooded countryside and panelled radiator.

MAIN HALL



Located to the front of the house with UPVC double glazed door leading out to a secluded and quite sheltered west facing patio, staircase rising off with enclosed cupboard beneath, double glazed window, panelled radiator.

LOUNGE

9.47m x 4.50m (31'1 x 14'9)



A very spacious and versatile room capable of sub-division, it has three double glazed windows and double glazed French doors opening to the west facing patio. Feature Victorian style fireplace with polished wood surround and tiled hearth, coved ceiling, wall light points, TV point, two panelled radiators.

FRONT PORCH

A hardwood door openings to a second front porch which opens onto the courtyard.

DINING ROOM

4.09m x 3.89m (13'5 x 12'9)



Wide double glazed window overlooking the courtyard, panelled radiator.

FIRST FLOOR LANDING



Two west facing double glazed windows, two panelled radiators.

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BEDROOM ONE

4.72m x 4.52m (15'6 x 14'10)



A spacious room with partially vaulted ceiling, two double glazed windows with aspect over the patio and front garden, outbuilt fitted wardrobes, panelled radiator.

EN SUITE SHOWER ROOM



Corner cubicle, pedestal wash basin and WC, radiator.

BEDROOM TWO

4.88m x 4.01m (16' x 13'2)



Three double glazed windows, partially vaulted ceiling, fitted vanity with inset bowl and cupboard, panelled radiator.

BEDROOM THREE

4.67m x 4.06m (15'4 x 13'4)



Partially vaulted ceiling, two double glazed windows, vanity with inset bowl and storage beneath, panelled radiator.

INNER LANDING



Built-in double door linen cupboard with slatted shelving and insulated cylinder.

BEDROOM FOUR

4.57m x 2.74m plus door recess (15' x 9' plus door recess)



Vaulted ceiling, outbuilt double door wardrobe with locker storage cupboards over and inset vanity with bowl and cupboard beneath, double glazed window, panelled radiator.