



17 Cae Mair, Llanfair Dyffryn Clwyd - LL15 2AJ

Offers in Region of **£260,000**

17 Cae Mair

Llanfair Dyffryn Clwyd, Ruthin

Well presented end of terrace family home, within the heart of Llanfair Dyffryn Clwyd village yet within easy access of the neighbouring towns of Ruthin and Mold. Built in 2021 and offers a modern interior, modern kitchen/diner with integrated appliances, three bedrooms, master having en-suite and good sized living room. Private rear garden and driveway for off street parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Accommodation

With radiator, wood effect flooring, power points and doors off:

Cloakroom

3' 1" x 6' 0" (0.94m x 1.84m)

With low flush W.C, wall mounted wash basin with mixer tap, radiator, small obscure uPVC double glazed window to the front elevation.

Reception Room

17' 5" x 14' 4" (5.30m x 4.36m)

A large room with wood effect flooring, stair case off, large uPVC double glazed window to the front elevations, double radiator, power points, door leading into:

Kitchen/Dining Room

17' 2" x 9' 9" (5.24m x 2.98m)

A modern kitchen with wall, draw and base units complementary work surfaces over, integrated fridge and freezer, Zanussi electric oven with four ring induction hob and stainless steel extractor fan above, integrated dishwasher, stainless steel one and half bowl sink and drainer, plumbing for washer machine, cupboard housing the boiler, power points, radiator, under the stairs storage cupboard, uPVC double glazed window to the rear elevation and uPVC double glazed French door leading to the rear garden.

Landing

Stair rising from the living room, with loft access, radiator, power points, storage cupboard with shelving, large airing cupboard with shelving, uPVC double glazed window to the side elevation and doors off:



Bathroom

5' 5" x 6' 6" (1.66m x 1.99m)

Having a three piece white suite comprising of low flush W.C, vanity wash basin with mixer tap, panelled bath with over head power shower, shower glass screen, half tiled walls, uPVC double glazed window to the rear elevation, wall mounted chrome towel radiator and electric shaving port.

Bedroom One

11' 3" x 10' 3" (3.42m x 3.13m)

A good sized double bedroom with double radiator, PowerPoints, large uPVC double glazed window to the front elevation, and door leading into:

En-suite

10' 3" x 3' 3" (3.13m x 1.00m)

Having low flush W.C, vanity unit with wash basin and mixer tap over, enclosed shower cubical with power shower, glass screen and tiled surroundings, party tiled walls, chrome wall mounted towel radiator and electric shaving port.

Bedroom Two

12' 4" x 10' 10" (3.77m x 3.31m)

A further double bedroom with power points, double radiator, uPVC double glazed window to the rear elevation.

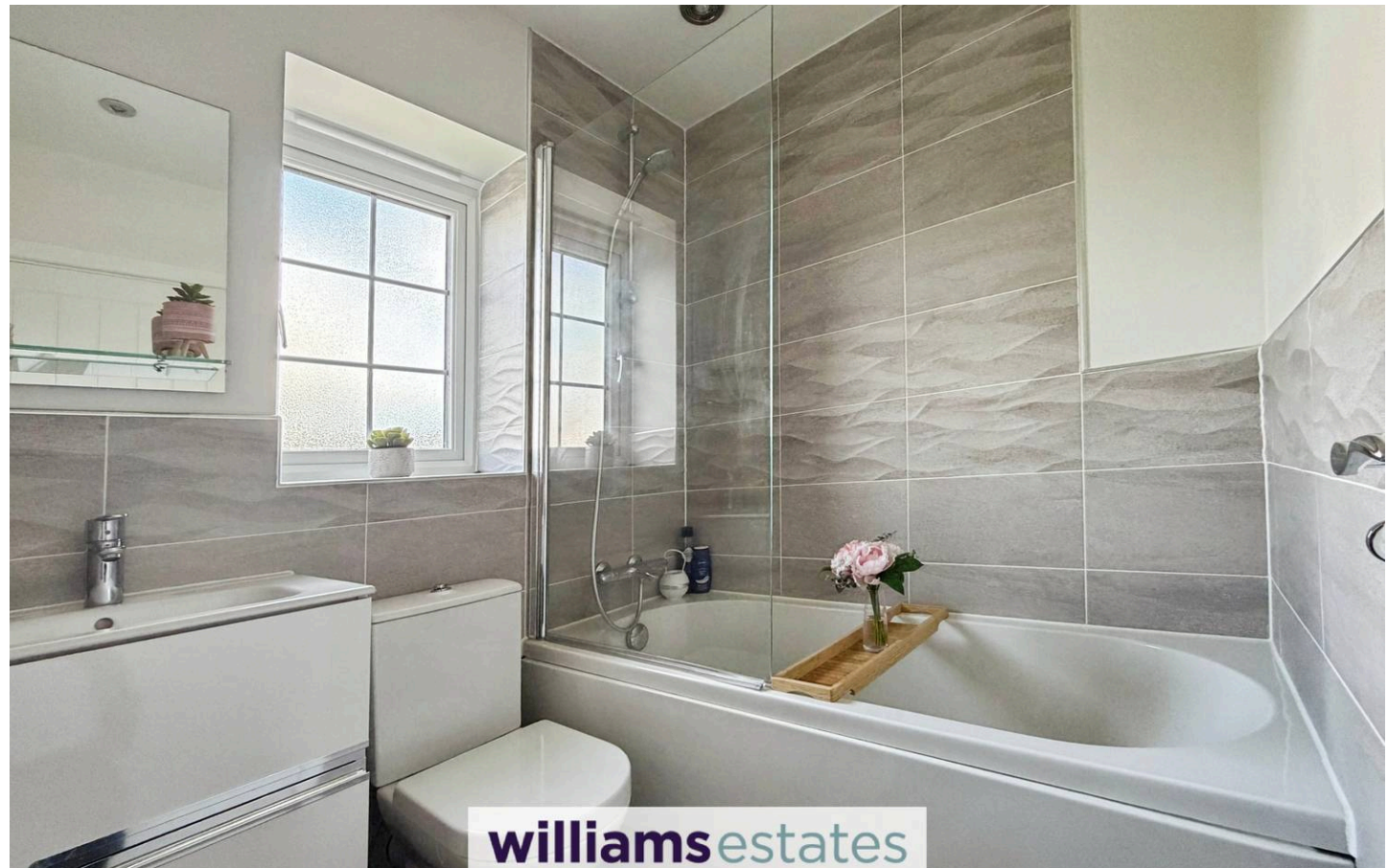
Bedroom Three

6' 7" x 7' 10" (2.01m x 2.39m)

A bright and airy room with double radiator, power points and uPVC double glazed window to the front elevation.

Outside

To the front of the property is a paved driveway providing ample parking with a laid to lawn area, a side gate which leads to the rear garden which has a large shed with electric, a stone chippings area, a patio area and laid to lawn area and fenced surroundings





Directions

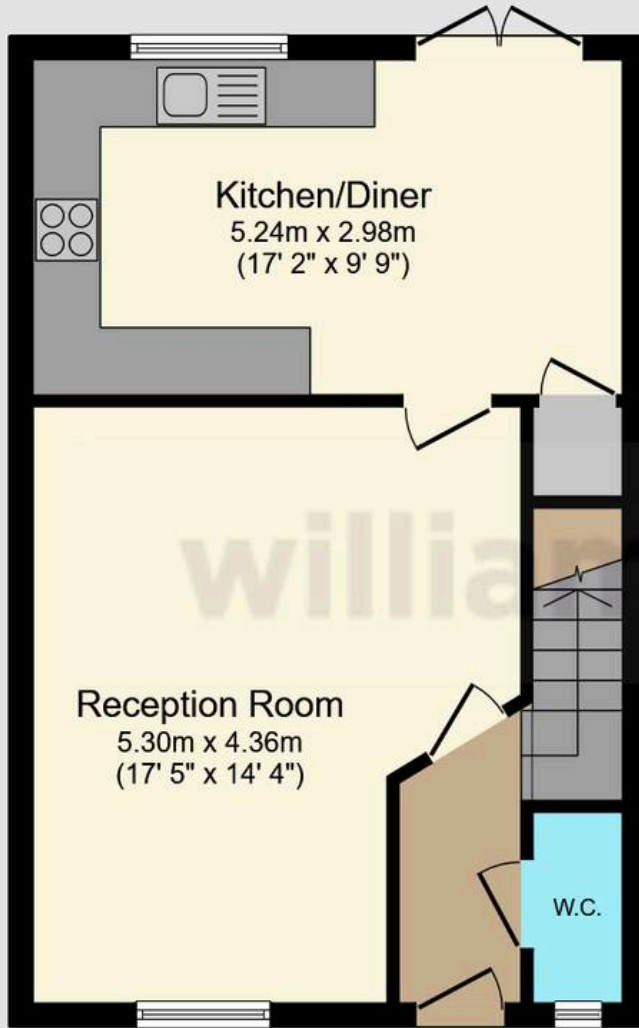
From our Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road out of town for some two miles to the village of Llanfair DC. On entering the village take the first right on to Cae Mair continue for 90 yards and the property is located on your right.

Garden

OFF STREET

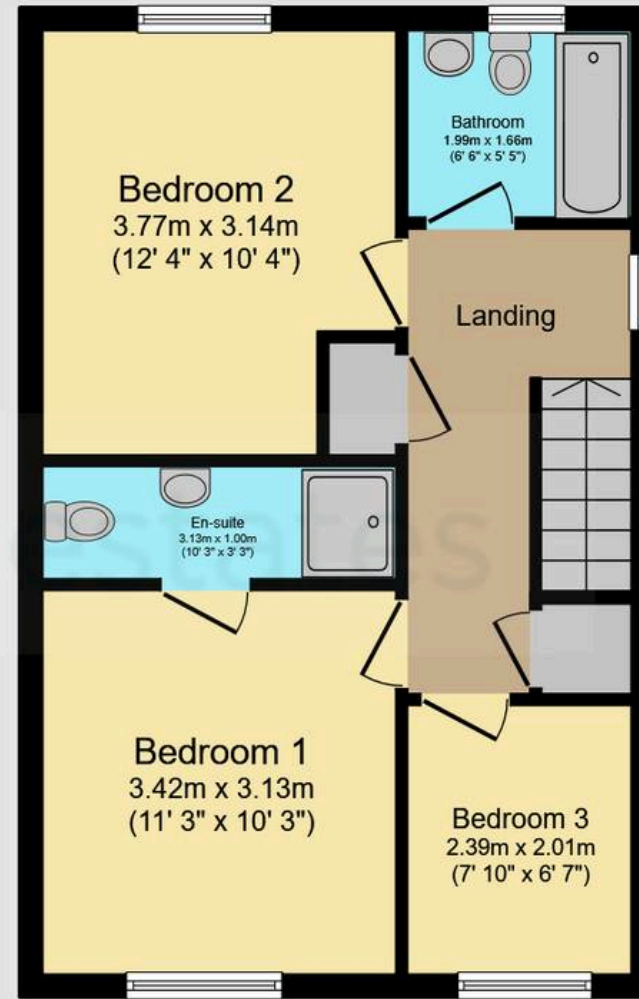
3 Parking Spaces

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Ground Floor

Floor area 43.9 sq.m. (473 sq.ft.)



First Floor

Floor area 43.8 sq.m. (472 sq.ft.)

Total floor area: 87.7 sq.m. (944 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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