

Maes Y Coed Llanfair Road, Ruthin, Denbighshire, LL15 1BY



GROSS INTERNAL AREA  
 FLOOR 1 620 sq.ft. FLOOR 2 521 sq.ft.  
 EXCLUDED AREAS : GARAGE 167 sq.ft.  
 TOTAL : 1,141 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	
	77
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	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



**Maes Y Coed Llanfair Road**  
 Ruthin, Denbighshire,  
 LL15 1BY

**Price**  
**£235,000**

A TRADITIONAL STYLE 3 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE AND MATURE PRIVATE GARDENS, STANDING IN A SLIGHTLY ELEVATED SETTING IN THIS POPULAR RESIDENTIAL AREA CLOSE TO TOWN.

Offering scope for a program of modernisation and refurbishment it affords a large reception hall, very spacious through lounge, formerly two rooms, kitchen/dining room and side porch. first floor landing, 3 bedrooms and modern shower room with sep. w.c.

Private drive with parking space and attached garage. Well maintained gardens particularly to the rear with a private setting, wide lawn and patio.

**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.



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**Cavendish**

**ESTATE AGENTS**

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## LOCATION

The medieval 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 panels to either side leading to large reception hall.

### RECEPTION HALL

6.45m x 1.91m (21'2" x 6'3")



Staircase rising off, enclosed understairs cupboard, panelled radiator.

### LOUNGE

7.77m x 3.58m (25'6" x 11'9")



A spacious through room, originally two rooms with the internal wall having been removed, to the front is a deep splay bay Georgian style double glazed window overlooking the front garden, stone effect fireplace with raised plinth to one side, wall

light points, coved ceiling, TV point, two panelled radiators.



### BREAKFAST ROOM

3.58m x 2.51m (11'9" x 8'3")



Double glazed window, glazed door to side porch, panelled radiator. Very useful pantry cupboard with shelving.

### KITCHEN

3.05m x 2.51m (10' x 8'3")



Fitted with a range of base and wall mounted cupboards and drawers with a dark woodgrain effect finish to door and drawer fronts, contrasting stone effect working surfaces to include inset one and half bowl sink with mixer tap and drainer, integrated fridge and freezer, glazed display cabinet with glass shelving, pull out carousel drawers, space for slot-in electric cooker with hood above, concealed gas

fired combination boiler providing heating and hot water. Double glazed window overlooking the rear garden.

### REAR PORCH

2.36m x 2.34m (7'9" x 7'8")

Tiled floor, glazed door leading to the domestic area and garden.

### FIRST FLOOR LANDING

Double door linen cupboard.

### BEDROOM ONE

4.52m x 2.87m (14'10" x 9'5")



Spacious bedroom with two fitted wardrobes, double glazed window to front with views across Wrexham Road towards wooded countryside and Ruthin Castle.

### BEDROOM TWO

3.43m x 3.23m (11'3" x 10'7")



Double glazed window to rear, panelled radiator.

### BEDROOM THREE

2.77m x 2.31m (9'1" x 7'7")



Double glazed window to front.

### SHOWER ROOM

2.57m x 1.70m (8'5" x 5'7")



Modern suite comprising corner cubicle with glazed screen and electric shower, panelled bath and modern vanity with bowl and storage cupboards, part tiled walls, double glazed window, radiator.

### SEPARATE CLOAKROOM

Low level WC.

### OUTSIDE



The property stands in a slightly elevated position being approached over a splayed entrance with substantial stone walls to either side with a tarmacadam driveway

leading up to the front of the house and the attached garage. There are well established shrubbery borders together with shaped lawn. Access to the right hand side leading to the rear where there is an enclosed concrete domestic area with steps leading up to large lawned garden whilst screened by mature hedging and fencing together with two apple trees and timber framed and panelled garden shed.



### AGENTS NOTES

PLEASE NOTE. In accordance with the requirements of The Estate Agents Act 1979 as amended, the owner is related to a member of staff at our Ruthin office.

### DIRECTIONS

From the agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right. Continue over the zebra crossing, continue for approximately 1/3 mile, pass the left hand turning for Erw Goch whereupon the house will be found set back in a slightly elevated position on the left hand side just before Maes Y Dre.

### COUNCIL TAX

Denbighshire County Council - Tax Band D

### TENURE

Understood to be Freehold

### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

### \*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

### \*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW