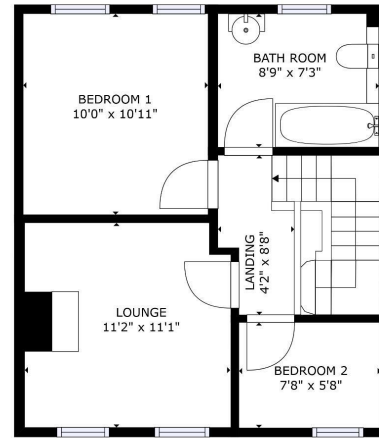


FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 434 SQ. FT. FLOOR 2: 432 SQ. FT.  
TOTAL: 864 SQ. FT.  
NOTE: AREA SHOWN IS AN APPROXIMATION. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 434 SQ. FT. FLOOR 2: 432 SQ. FT.  
TOTAL: 864 SQ. FT.  
NOTE: AREA SHOWN IS AN APPROXIMATION. 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>83</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**5 Church Mews**  
Llanfair Dyffryn Clwyd, Ruthin, Denbighshire, LL15 2RJ

**Price**  
**£179,500**

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.

Dating from circa 2005 and forming part of an award winning development, an attractive stone fronted three bedroom end town house located within this small courtyard setting of only five properties in total with pleasant aspect to the front over the adjoining parish Church.

The accommodation is arranged over two floors and benefits from oil fired central heating and double glazing. It affords a large reception hall, dining room/ bedroom 3, fitted kitchen/dining room and a large utility/cloaks room. To the first floor is a central landing, lounge with fireplace and two cottage style windows overlooking the church yard, 2 bedrooms and bathroom.

Communal courtyard with one dedicated parking space.



## LOCATION



'Llanfair Dyffryn Clwyd' is a small rural village standing on the A525(T) Wrexham Road some 2 miles from Ruthin. There is a Primary School, Inn and Church to its centre, whilst the nearby market town provides a range of facilities to include secondary schools and leisure facilities.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Recessed entrance with panelled and glazed door leading to reception hall.

### RECEPTION HALL



Spacious reception hall with a turned staircase rising to first floor, double glazed window with pleasing views towards the historic church, panelled radiator.



## DINING ROOM/BEDROOM THREE



Two double glazed cottage style windows overlooking the church, panelled radiator.

## KITCHEN/BREAKFAST ROOM



Fitted with a range of base and wall mounted cupboards and drawers with an off white finish to door and drawer fronts and contrasting wood grain effect work surfaces to include an inset one and half bowl stainless steel sink with mixer tap, inset four ring stainless steel electric hob with oven and convector hood above, integrated fridge and freezer, two glazed display cabinets, tiled splashbacks, double glazed window, panelled radiator.



## UTILITY ROOM



Fitted base unit with single drainer sink and tiled splashback, low level WC, Worcester oil fired central heating boiler providing heating and hot water, extractor fan, radiator.

## FIRST FLOOR LANDING

### LOUNGE



Two cottage style double glazed windows with a pleasing aspect to the church, chimney breast with open fire grate and raised hearth, TV point, wood grain effect flooring, radiator.

## BEDROOM ONE



Partially vaulted ceiling with two Velux roof lights, two cottage style double glazed windows beneath, wood grain effect floor finish, panelled radiator.

## BEDROOM TWO



Cottage style window overlooking the churchyard, wood grain effect flooring, panelled radiator.

## BATHROOM



White suite comprising panelled bath with glazed screen and high output shower over, pedestal wash basin with tiled splashback, low level WC, partially vaulted ceiling with double glazed Velux roof light and double glazed window beneath. Ceramic tiled flooring, panelled radiator.

## FRONT ELEVATION OVERLOOKING CHURCHYARD



## OUTSIDE

Small low maintenance enclosed garden area with golden gravelled area, panelled fencing and gateway. Allocated parking space for one car. Oil tank.

## DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right. Follow the road out of the town for approximately 2 miles and on entering Llanfair DC proceed past the White Horse Inn on the left hand side and take the first left handed turning thereafter signposted Graigfechan. Continue for 30 yards turning immediate left to the terraced cottages whereupon Church Mews will be found immediately ahead.

## TENURE

The property is held on a Freehold interest whilst the rear courtyard is Leasehold for a 999 year lease dating from 2004 being shared ownership of the occupiers of the five properties.

## COUNCIL TAX

Denbighshire County Council - Tax Band C

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## EXTRA SERVICES

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.

## 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.

## VIEWING

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

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

HE/PMW