



**62 Llanfair Road, Ruthin, Denbighshire,  
LL15 1BU**

**£135,000**

3 1 2 E

**EPC - E53    Council Tax Band - C    Tenure - Freehold**

# Llanfair Road, Ruthin

## 3 Bedrooms - House - Terraced

Set within walking distance of Ruthin Town Centre is this deceptively spacious three bedroom, three storey end terrace property. The accommodation comprises large entrance hall, kitchen with dining area and living room to the ground floor with a double bedroom and bathroom to the first floor and two generously sized bedrooms to the second floor.

The property benefits from gas central heating, uPVC double glazing, a rear yard with single garage and is marketed with NO ONWARD CHAIN

EPC Rating - E53, Tenure - Freehold, Council Tax Band- C



### Accommodation

Access via a part-glazed uPVC external door-

### Sitting Room

13'0" x 9'11" (3.96 x 3.02)

Laminate flooring, uPVC double glazed window to the front elevation, staircase leading to first floor, two openings leading through to lounge and kitchen.

### Living Room

13'2" x 9'11" (4.01 x 3.02)

Carpeted flooring, brick built hearth with electric fire, ample sockets, single radiator and uPVC double glazed window to the front elevation.



### Kitchen/Diner

23'9" x 6'9" (7.24 x 2.06 (7.25 x 2.07))

Tiled flooring, laminate worktops with a range of matching wall and base units, plumbing for washing machine, integrated electric hob with extractor hood over, partially tiled splashback, ample sockets, two uPVC double glazed window to the rear elevation, ample room for dining table, space for tall standing fridge freezer, single radiator and uPVC door leading to the rear.

### Bedroom One

13'1" x 8'11" (3.99 x 2.72)

Carpeted flooring, bright and spacious and uPVC double glazed windows to the front elevation, single radiator.

### Bedroom Two

9'11" x 10'5" (3.02 x 3.18)

Carpeted flooring, uPVC double glazed window to the front elevation and built in storage cupboard.

### Bedroom Three

11'5" x 9'7" (3.48 x 2.92 (3.49 x 2.91))

Exposed wooden floors, uPVC double glazed window to the front elevation.





### Family Bathroom

10'0" x 7'3" (3.05 x 2.21)

Vinyl flooring, low level W.C., pedestal wash basin, bathtub with shower over and obscure double glazed window to the front elevation, and a storage cupboard housing the combi boiler.

### Rear Yard

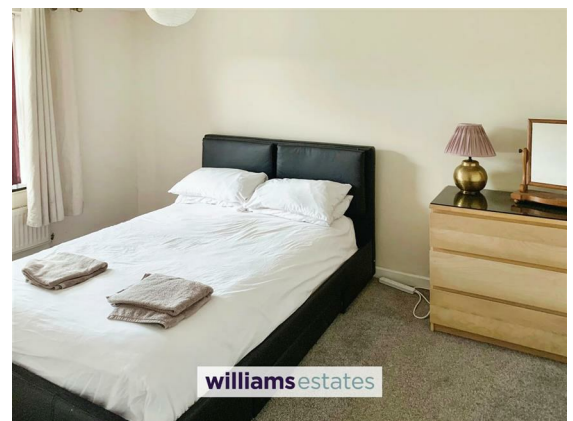
Spacious yard, with access to the front and down the side of the property.

### Garage

Single car garage

### Directions

From our office on Well Street turn right and proceed to the bottom of the road past Ruthin decor, the property will be found on the right hand side just before the traffic lights on Llanfair Road.





### Ground Floor

Floor area 42.7 sq.m. (460 sq.ft.) approx



### First Floor

Floor area 25.0 sq.m. (269 sq.ft.) approx



### Second Floor

Floor area 25.0 sq.m. (269 sq.ft.) approx

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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