



**Coopers**

**Graigfechan, Ruthin, Clwyd LL15 2EY**

Guide Price **£450,000**



## Graigfechan, Ruthin, Clwyd LL15 2EY

Set in an enviable position in the beautiful village of Graigfechan, with far-reaching views across the valley, this characterful, well-proportioned a...

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Four bedroom detached house
- Envidable position in a popular village
- Very well proportioned and spacious rooms
- Far reaching views to the front and rear
- Large family kitchen
- Two very good sized reception rooms
- Fantastic sized en-suite and family bathroom
- Plenty of parking
- Wales has Land Transaction Tax (LTT) instead of Stamp Duty: 0-£225k = £0 £225k - £400k = 6% (£10,500) £400k - £750k = 7.5% So price of £500k = £18,000 LTT



### Approach

The house is elevated from the road and access is via the driveway, which opens out to provide parking for plenty of cars. A double width garage, which is attached to the house, is a useful addition and also has a rear workshop area and roof storage.

### General Notes

The property is heated via an oil fired boiler, which has recently been inspected and is double glazed throughout. This property is owned by a relation of a Director of Coopers Estate Agents

### Location

Graigfechan is a very pretty village, with its own pub and chapel. It is only a short 10 minute drive to Ruthin, which offers a plethora of shops, restaurants and other amenities. Other easily accessible areas of interest are Mold (20 minutes), Llangollen (20 minutes), Chester (40 minutes), Wrexham (25 minutes).





This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
 Plan produced using PlanUp.

# Coopers Estate Agents

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