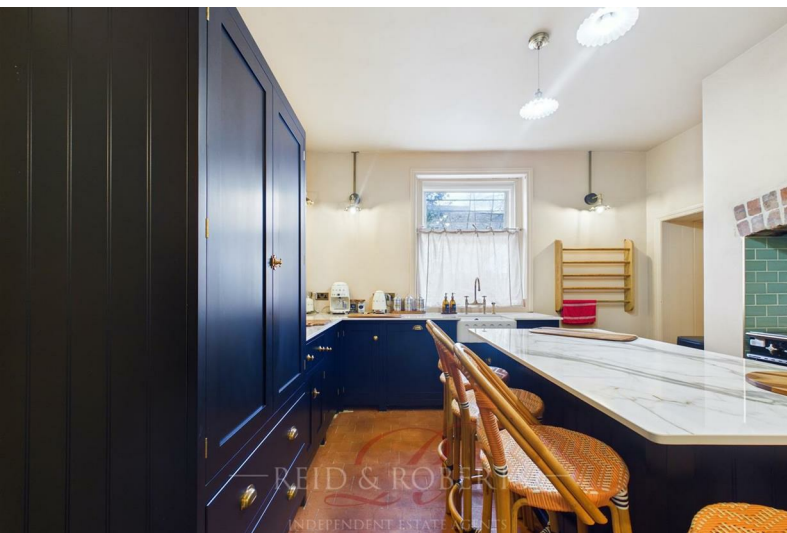




## Llanrhydd Manor Llanrhydd Street

Ruthin, LL15 1PP

Open To Offers £525,000



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### Accommodation comprises

The property is approached via paved steps and a ramp leading up to the front entrance, where a grand canopy porch with two pillars and an overhead canopy with courtesy lighting creates an immediate sense of arrival. A solid oak grand entrance door, believed to be original, opens into a single panelled frosted glass entrance porch.

### Entrance Porch

This welcoming entrance porch features original Victorian decorative style tiling, showcasing intricate patterns and colour that add to the period charm, along with a central ceiling and coved detailing that enhance the sense of character and craftsmanship. These features are further complemented by timber elements, creating a warm and inviting first impression while reflecting the home's heritage and attention to detail.

### Entrance Hallway

A wooden door with a single glazed panel and matching side panels opens into an exceptional reception hallway, immediately setting the tone for the elegance and character found throughout the home. This impressive space showcases original Minton tiled flooring, rich in pattern and detail, complemented by a beautifully coved ceiling with central lighting and a single panelled radiator. A standout feature is the original turning staircase, rising gracefully to the first floor and forming a striking architectural focal point. Original doors lead from the hallway into the principal reception rooms, enhancing both the flow and symmetry of the space. Altogether, the hallway creates a truly memorable first impression, combining scale, period charm and refined detailing.

### Dining Room

From the entrance hallway, to the left, is one of the reception rooms, currently utilised as a dining space combined with an office, demonstrating the versatility of the accommodation. This room features a cast iron fireplace with a tiled inset and wooden surround, exposed floorboards, and high ceilings with picture rail and coving. The room is dual aspect, benefiting from two bay windows, one to the front elevation and one to the side elevation, both of which are wooden framed single glazed windows with secondary glazing internally. Heating is provided by a cast iron double panelled column radiator, and the room is also equipped with power points and internet connection points, along with a central ceiling light. It is a flexible and well-proportioned room that can be adapted to suit a variety of uses.

### Lounge

To the right of the hallway is the main living room, which again showcases the property's character through a cast iron Victorian open fireplace with a decorative tiled inset, complemented by a stone surround, with a slate hearth. The room benefits from high ceilings with textured and coved detailing and picture rails, along with two double panelled radiators. There are two bay windows providing dual aspect light, one to the front elevation and one to the side elevation, both featuring wooden framed sash windows with single glazing and internal secondary glazing. The room is carpeted and includes central ceiling lighting, along with TV points, making it both practical and elegant.

### Snug / Entertainment room

Also to the right-hand side is a further reception room, which has been decorated by the current owners as a snug, though it could equally function as a games room, playroom or additional sitting room. This is another generously sized space featuring high ceilings with coving and picture rails, exposed floorboards, and a decorative fireplace area with an exposed brick opening that has been painted, along with a tiled inset and wooden surround. The room includes a single glazed wooden framed sash window to the side elevation with internal secondary glazing, and a cast iron column double panelled radiator, continuing the consistent character and warmth found throughout the home.

### Kitchen

The kitchen is a truly standout feature of the property, having been newly fitted (2025) to a very high specification with a DeVol kitchen design. It comprises black base units with gold Coventry handles and incorporates a pantry cupboard. Marble worktops run throughout, with an inset Belfast sink and DeVol hot and cold tap, complete with a rinser.

There is an inset dishwasher, and a built-in pantry cupboard with shelving, including internal tin shelving. The kitchen also features a dedicated space for a large Rangemaster cooker with three rings, a hot plate, double oven and grill, set within a fully tiled area framed by an original exposed brick archway. There is also space for an American style fridge freezer.

The flooring is original quarry tiled, and a central island provides additional storage through

cupboards and drawers, as well as a breakfast bar with ample space for stools. Heating is provided by cast iron double panelled radiators positioned on either side of the space. The room benefits from single glazed wooden framed windows to the side elevation with internal secondary glazing and tiled sills, along with multiple fitted wall lights and three pendant lights over the island.

Every detail of the kitchen has been carefully considered, with antique brass taps, handles, plug sockets and lighting chosen to complement the age and style of the property, creating a space that is both luxurious and sympathetic to its heritage.

### Utility Room

From the kitchen, a door leads into the utility area, which is fitted with base units and complementary worktops, along with a stainless steel sink and drainer with mixer tap. There is plumbing and space for a washing machine and tumble dryer, splashback tiling, and vinyl flooring. A wall mounted boiler, installed new shortly after the current owners moved in, is also located here, and there is a single glazed wooden framed sash window to the side elevation, along with a door leading to the rear.

### Boot Room

A further door leads into an additional storage space that functions as a boot room, currently housing a freezer. This room includes a single glazed frosted wooden framed window to the side elevation and loft hatch access.

### Downstairs WC

From here, there is access to a downstairs WC, which is fitted with a low flush WC and a wall mounted wash hand basin, along with vinyl flooring and a frosted single glazed window.

### Staircase

The first floor is accessed via an impressive original wooden staircase with exposed bannister, forming a striking architectural feature and a true focal point of the home. Rich in character and craftsmanship, the staircase rises elegantly from the reception hallway, enhancing the sense of grandeur and creating a memorable transition to the first floor.

### First Floor Landing

The staircase leads to a spacious and well-proportioned landing. A double frosted single glazed sash window to the rear elevation, complete with internal secondary glazing, allows an abundance of natural light to fill the space. The landing features a central ceiling light, a single panelled radiator, and provides access to all bedrooms, reinforcing the excellent flow and layout of the accommodation.

### Bedroom One

Bedroom one, located to the front right of the property, is an exceptionally spacious and beautifully proportioned double room, enhanced by high ceilings and dual aspect bay windows to the front and side elevations. Both windows are single glazed wooden sash units with secondary glazing. The room also benefits from a single panelled radiator and carpeted flooring, and offers excellent potential, although it has not yet been fully decorated.

### Bedroom Two

Bedroom two, positioned to the front left, is another particularly large double room, offering impressive proportions and a light, airy feel. It features dual aspect bay windows, exposed floorboards, and high ceilings, along with a steel column radiator.

### Bedroom Three

Bedroom three continues the theme of generous accommodation, being a substantial double room with high ceilings and excellent floor space. It includes exposed floorboards, a central ceiling light, a single panelled radiator, and a single glazed sash window with secondary glazing to the side elevation.

### Bedroom Forth

Bedroom four is equally well proportioned and comfortably accommodates a double bedroom layout. The room benefits from wood effect laminate flooring, a steel column radiator, and dual aspect windows to the rear and side elevations, both single glazed sash windows with secondary glazing. High ceilings further enhance the sense of space.

### Family Bathroom

The bathroom is a spacious room that currently comprises a low flush WC, a pedestal wash hand basin with splashback tiles, and a panelled bath with mixer tap and shower attachment, along with PVC wall panels. The room features patterned vinyl flooring, a single panelled radiator, high ceilings, a loft hatch, and a frosted single glazed sash window to the front elevation. While functional, this room offers an excellent opportunity for renovation into a modern four-piece bathroom suite.

Tel: 01352 700070

### External

Externally, the property benefits from a highly convenient central location, just a short walk from the High Street and its range of shops and amenities. To the front, there is a tarmac driveway providing parking for approximately three to four vehicles.

To the rear, there is a garage outbuilding of single to double size, offering ample storage space, along with a hard-standing yard area that provides further potential for landscaping or development. The rear also benefits from double gates, providing vehicle access and the option for additional parking for several vehicles if desired.

**EPC Rating - E**

**Council Tax Band - G**

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

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Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Loans and Repayments

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### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

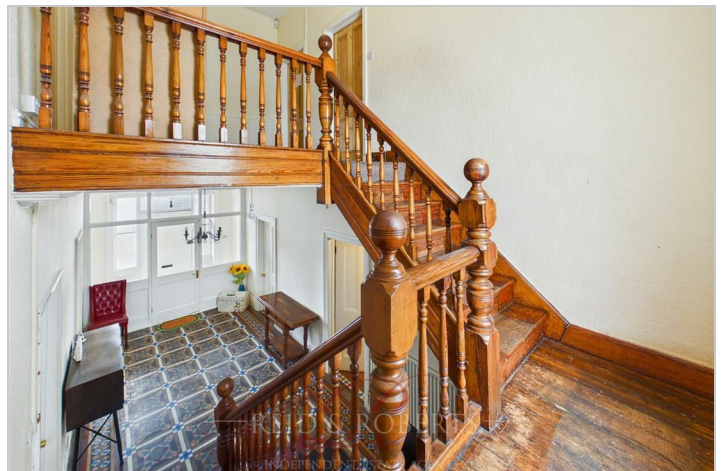
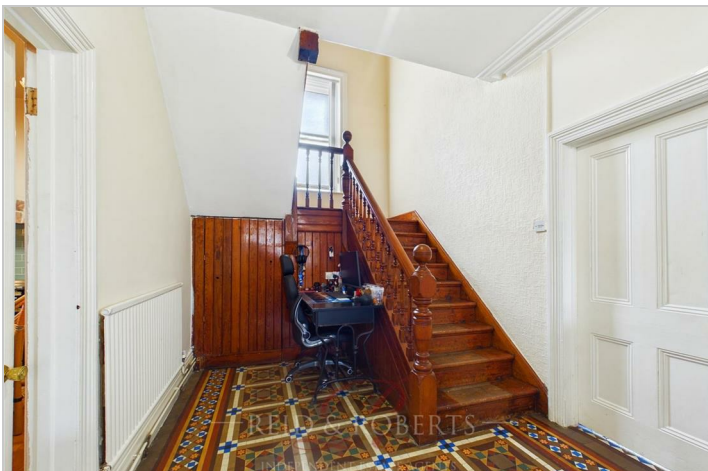
### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

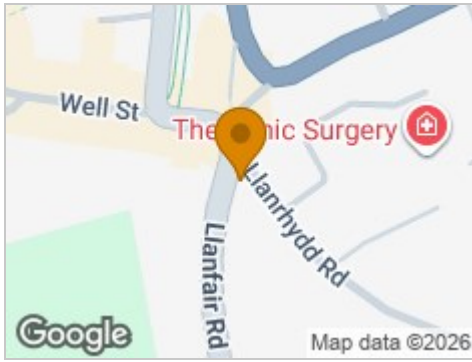
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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.



## Road Map



## Hybrid Map



## Terrain Map



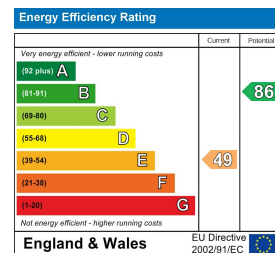
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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