

FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 925 sq.ft. FLOOR 2 541 sq.ft.
TOTAL : 1,466 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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Ty Canol Lon Yr Ysgol

Gellifor, Ruthin, Denbighshire
LL15 1AY

Price

£350,000

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.

A deceptively spacious 4 bedroom detached dormer style house standing in a small cul-de-sac off Lon Yr Ysgol in the heart of this popular residential village located between Ruthin & Denbigh.

A well presented family home it affords an entrance hall with a turned oak staircase, a large lounge with wood stove, central hall opening to a splendid fitted kitchen and dining room with double doors opening to the garden, large utility with cloaks & w.c. and a spacious fourth bedroom. First floor landing, bedroom 1 with en-suite, 2 further double bedrooms and bathroom with shower.

Designed for low running costs with 15 solar panels (6.7kw) connected to a Tesla power wall 2.14kw battery storage unit and a Zappi 2 electric car charging point.

Dives to either side with 4/5 parking spaces and enclosed westerly facing lawn garden with new garden shed.



LOCATION

Gellifor is an established village community located in the heart of the Vale of Clwyd approximately 4 miles from Ruthin and Denbigh. The property occupies an attractive lane side setting to the centre of the village near to the noted primary school whilst the nearby market town of Ruthin provides a good range of shopping facilities catering for most daily needs, secondary schools and leisure facilities. There are two popular Inns within the area and the house is just off the start of the wooded bridlepath known as Fairy Glen which leads up into the Clwydian Hills.

TELSA POWER WALL 2



14KV BATTERY STORAGE

THE ACCOMMODATION COMPRISES

Composite woodgrain effect and black door leading to Entrance Hall.

ENTRANCE HALL

3.15m x 2.24m (10'4" x 7'4")

Fine oak turned staircase rising to the first floor, coved ceiling, double glazed window to side with blind, oak laminate flooring and panelled radiator.

LOUNGE

4.65m x 4.50m (15'3" x 14'9")



A spacious room with a wide double glazed window to front, raised hearth and a freestanding woodburning stove, coved ceiling, wall light points, TV point, oak laminate flooring and panelled radiator. Glazed and oak front door leading to a central hall.



CENTRAL HALL

Further oak framed and glazed door leading to the kitchen/dining and family room.

Zappi 2



Car Recharging Point.

DIRECTIONS

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the third exit onto the A494 Mold Road proceeding out of town for some 2 miles and on entering the village of Llanbedr Dyffryn Clwyd turn left onto the B5429 immediately opposite Y Griffin Inn. Continue on this road for some 2.5 miles, continue straight ahead past the left hand turn signposted Llandyrnog and follow the road to the village. On entering the village, bear right at the fork in the road and continue for some 350 yards and turn left in Lon Yr Ysgol. Turn right into the cul-de-sac and Ty Canol is directly ahead.

TENURE

Freehold

COUNCIL TAX

Denbighshire County Council - Tax band F

*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/SLC

KITCHEN/DINING/FAMILY ROOM

6.93m x 3.94m (22'9" x 12'11")



The kitchen is designed to take full advantage of the pleasing westerly aspect with views over the rear garden, with twin double glazed doors leading out to patio and two further double glazed windows to the kitchen area.



The kitchen is fitted with a contemporary range of base and wall mounted cupboards and drawers to a light grey high gloss finish to door and drawer fronts and contrasting stone effect square edged working surfaces to include a peninsula divide. It has space for a slot-in range cooker with electric point, void and plumbing for dishwasher, space for upright American style fridge/freezer, corner pantry units with shelving and pull out drawers, attractive tiled splashbacks and ceramic tiled flooring which extends through the dining area. There is a coved ceiling and a panelled radiator.



BEDROOM 4

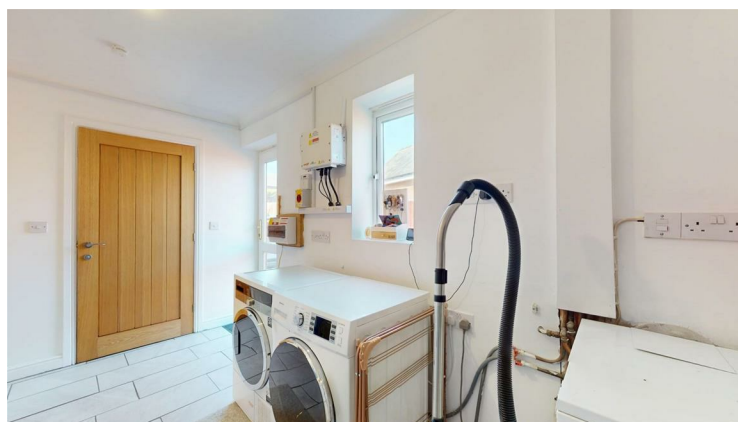
3.51m x 3.38m (11'6" x 11'1")



Double glazed window to side, coved ceiling and panelled radiator.

UTILITY ROOM

3.99m x 2.24m (13'1" x 7'4")



Oil fired combination boiler providing heating and hot water, space and plumbing for washing machine and tumble dryer, inverter for the solar panels together with a Tesla 10KW battery. Ceramic tiled flooring and a glazed window and door leading to the side.

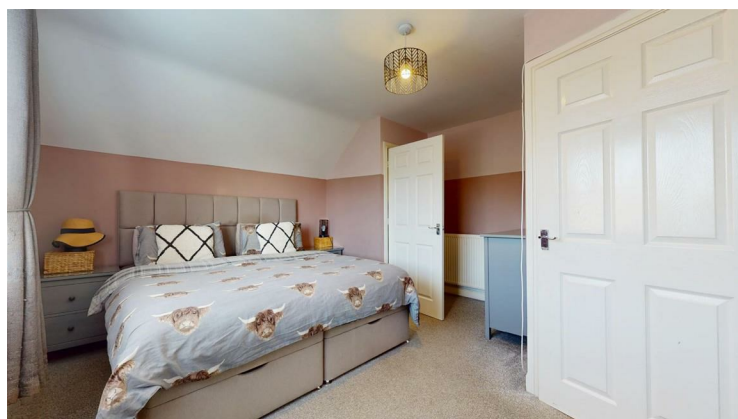
CLOAKROOM

Pedestal wash basin with tiled splashback and low-level WC. Double glazed window.

FIRST FLOOR LANDING

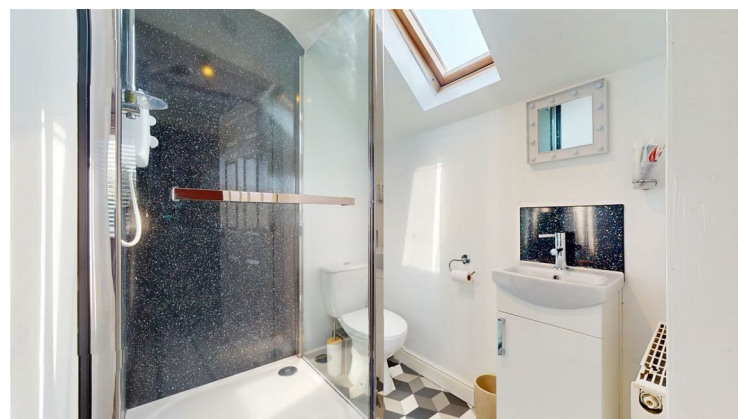
BEDROOM 1

3.96m max x 3.35m max (13' max x 11' max)



Double glazed window to rear, partially vaulted ceiling with built-in wardrobes providing a combination of hanging rails and shelving, panelled radiator.

ENSUITE SHOWER ROOM



Large corner cubicle with glazed screen and Triton shower, wash basin with cupboard and tiled splashback and low-level WC. Extractor fan, Velux rooflight and panelled radiator.

BEDROOM 2

3.45m x 3.18m (11'4" x 10'5")



Double glazed window to front, partially vaulted ceiling, built-in double door wardrobe and panelled radiator.



BEDROOM 3

3.18m x 2.51m (10'5" x 8'3")



Large Velux double glazed roof window and panelled radiator.

BATHROOM

3.18m max x 1.75m (10'5" max x 5'9")



Modern white suite comprising large panelled bath, fitted cabinet to wall incorporating wash basin and WC, large walk-in shower cubicle with glazed screen and Triton shower. Velux rooflight, extractor fan and an anthracite finished towel radiator.

OUTSIDE



Slated area to front, with driveways extending along both sides of the house providing extensive parking and electric car charging point.

To the rear is an enclosed lawn garden with slatted area and new garden shed.