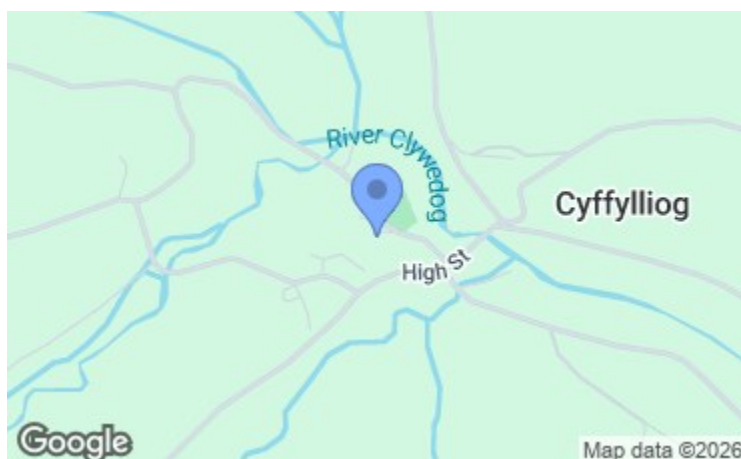




GROSS INTERNAL AREA
 BASEMENT 1: 667 sq.ft, FLOOR 1: 1119 sq.ft, FLOOR 2: 656 sq.ft
 EXCLUDED AREAS: CONSERVATORY: 118 sq.ft
 TOTAL: 2442 sq.ft

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		47	69
	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		

St Peter's Square Ruthin, Denbighshire, LL15 1AE
 Tel: 01824 703030
 Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Y Llethrau
 Cyffylliog, Ruthin, Denbighshire
 LL15 2DW

Price
£495,000

A UNIQUE THREE STOREY THREE/FOUR BEDROOM DETACHED HOUSE to include lower ground floor integral double garage currently converted to provide additional store rooms, located in a mature setting with fine views of the yew trees in the churchyard of St Mary's church and wooded countryside beyond just off the centre of the village some 4.5 miles west of Ruthin. It affords steps leading up to a patio, large central hall, spacious lounge with picture window, cloakroom, dining room with adjoining kitchen, bedroom four with adjoining study, large conservatory, first floor landing, three bedrooms and luxury bathroom. Gravelled driveway providing parking for three cars. The gardens are in terraced form having benefited from extensive landscaping with secluded lawns, established and well stocked flower and shrub borders and aluminium framed greenhouse.

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.



LOCATION

Cyffylliog is a small rural village nestling in the valley of River Clywedog some 4.5 miles from Ruthin. The village is centred on the historic church together with a popular Inn, whilst the near by town provides a wide range of shopping facilities to include secondary school, library and some leisure facilities.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Steps leading up to a flagged patio which adjoins the front door with wrought iron railings and delightful easterly views across the cemetery of the village church towards wooded hillside beyond. Panelled door leading to reception hall.

RECEPTION HALL

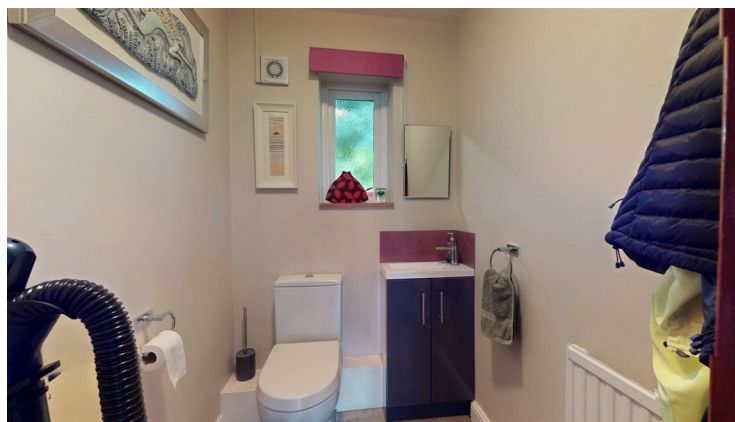
3.73m x 1.40m (12'3" x 4'7")



Stone effect tiled floor, panelled radiator. Twin panelled and glazed doors leading to lounge.

CLOAKROOM

2.57m x 1.40m (8'5" x 4'7")



Refurbished with a modern suite comprising corner vanity with storage, rectangular bowl, upstand, low level WC, extractor fan, double glazed window, matching flooring to hall, panelled radiator.

LOUNGE

6.38m x 5.44m (20'11" x 17'10")



A very spacious room with a wide three-section picture window to front affording views towards wooded countryside, further window to gable and one to rear, recessed fireplace with raised hearth, timber surround, modern wood stove, engineered oak flooring, TV point, wall light points, panelled radiator. Oak stairs lead to upper floor dining room.



DINING ROOM

6.55m x 2.92m overall (21'6" x 9'7" overall)



Matching oak flooring and staircase rising to the first floor, stairs



Beyond, the garden rise further in terrace form with established and well stocked flower and shrub borders providing a wealth of colour and interest throughout the seasons together with an upper lawned area with weeping willow tree and modern timber framed and panelled storage shed and 8' x 6' aluminium framed conservatory.

COUNCIL TAX

Denbighshire County Council - Tax Band G

TENURE

Freehold

DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and upon reaching the junction bear left onto Mwrog Street. Follow the road over the mini roundabout into Llanfwrog and upon passing the Cross Keys Inn take the first right signposted Cyffylliog and Bontuchel. Continue through Bontuchel and upon reaching the village continue over the bridge, past the former primary school and turn right towards the church. The drive to the house is on the left before the church.

*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.

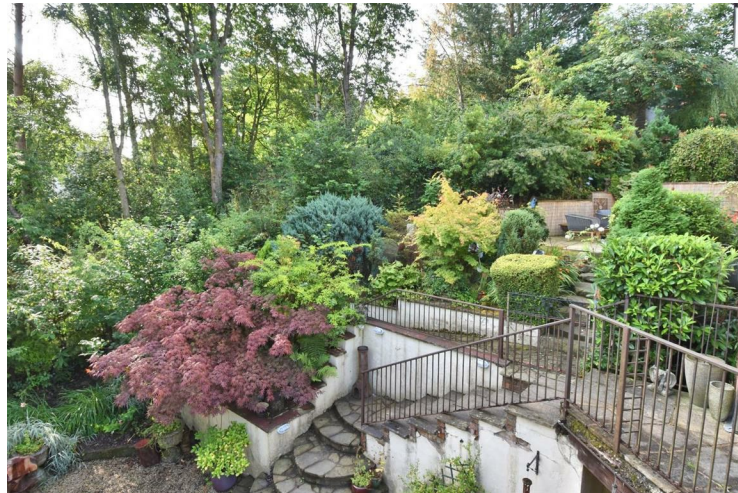
VIEWING

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

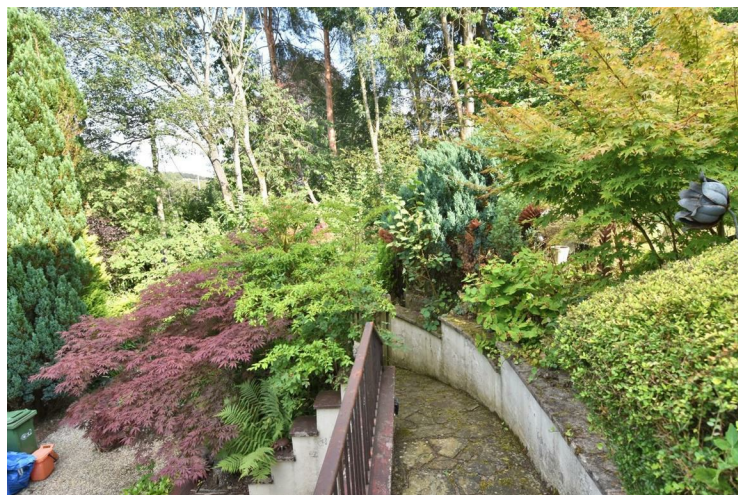
FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW

OUTSIDE



The property stands in a secluded position set off a minor country lane close to the historic parish church. The driveway extends up to a wide gravelled hard standing providing ample space for parking three cars and access to the former garage as required.



Thereafter the grounds are in terraced form with winding steps and pathway leading up to the front door to which there are established and well stocked flower borders with numerous specimen shrubs and trees to include acers and conifers.

leading down to lower ground floor. Double glazed window with pleasing aspect over the gardens, two panelled radiators.



SIDE HALL/CONSERVATORY
5.61m x 1.93m (18'5" x 6'4")



KITCHEN
4.93m x 3.68m (16'2" x 12'1")



Fitted with a range of base and wall mounted cupboards and drawers with an off-white finish to door and drawer fronts and contrasting hardwood worktops, it provides an inset one and half bowl sink with mixer tap and drainer, space for slot in cooker with LPG supply, extractor hood, void and plumbing for dishwasher, tiled upstand, double glazed window, stone effect floor tiling, panelled radiator. Panelled and glazed doors leading to large side hall.



Enjoying a predominately westerly aspect and secluded setting, it has double glazed windows to three sides to include external doors leading to patios, stone effect floor tiling, electric wall heater.

DAY LOUNGE/ BEDROOM 4
4.27m x 3.58m (14' x 11'9")



Double glazed window to rear, matching oak flooring, open fronted display shelving (not included), panelled radiator.

STUDY

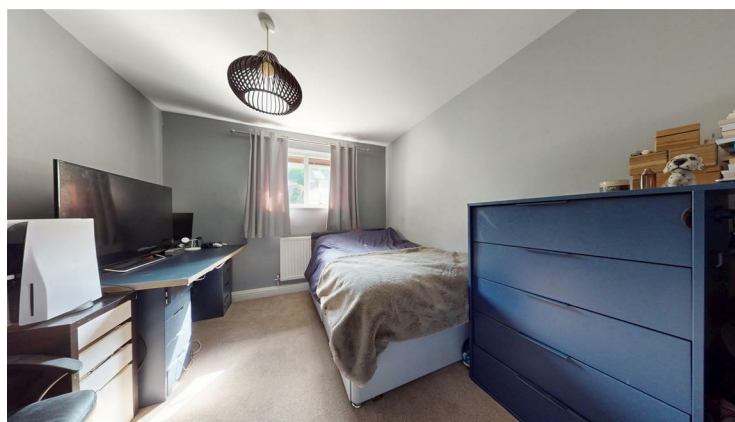
2.95m x 2.57m (9'8" x 8'5")



Matching flooring, panelled radiator.

BEDROOM TWO

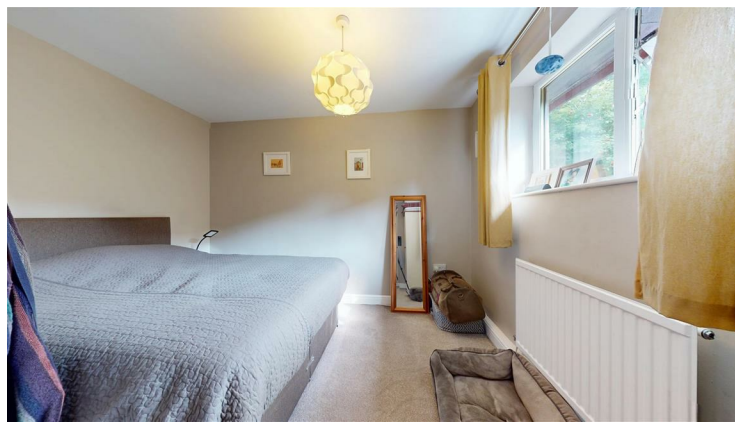
3.56m x 3.07m (11'8" x 10'1")



Double glazed window, panelled radiator.

BEDROOM THREE

3.53m x 2.77m (11'7" x 9'1")



Double glazed window, panelled radiator.

BATHROOM

3.00m x 3.07m (9'10" x 10'1")



Luxury white suite comprising free-standing shaped roll top bath with claw feet and pillar taps, large walk-in floor level shower cubicle with glazed screen and high output shower with monsoon

style head, vanity with storage, glass upstand, low level WC, downlighters, extractor fan, slate effect floor tiling, chrome towel radiator.



LOWER GROUND FLOOR

UTILITY AREA



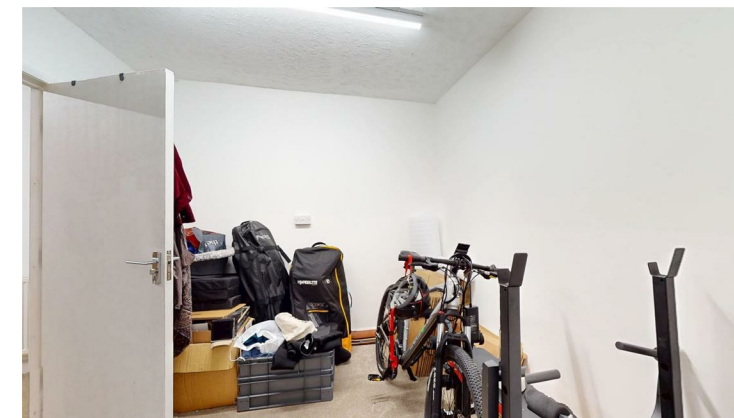
Open shelving together with void and plumbing for washing machine and space for tumble dryer, it provides a large and versatile area providing ample space for storage.



FORMER INTEGRAL DOUBLE GARAGE



In part converted to provide a home office and work room with open shelving, lined and insulated walls together with a louvre door cupboard housing an oil fired boiler providing heating and hot water, panelled radiator.



GARAGE TWO



Sub-divided internally, the metal up and over door remains to front. The front section is used for general storage whilst the inner has lined walls and can also be used as a home office.