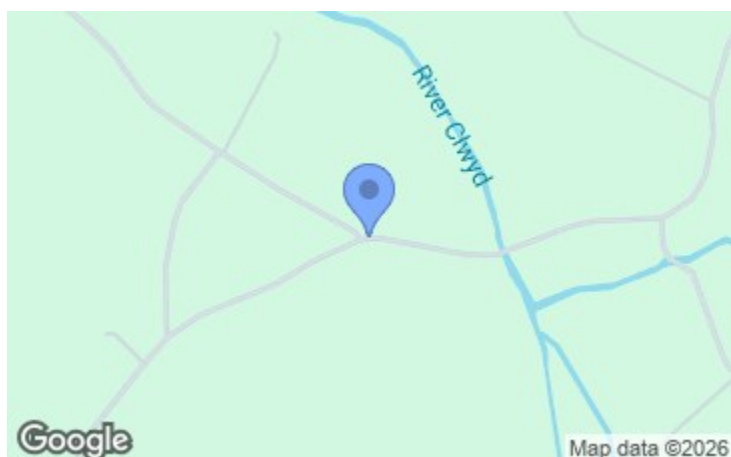


GROSS INTERNAL AREA  
 FLOOR 1: 758 sq.ft, FLOOR 2: 116 sq.ft  
 EXCLUDED AREAS: GARAGE: 161 sq.ft  
 TOTAL: 874 sq.ft

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**Telpyn Forge**  
 Rhewl, Ruthin,  
 LL15 1TP

**Offers Around**  
**£350,000**

A detached 3 bedroom country cottage set within mature and private gardens in an enviable rural setting in the heart of The Vale with stunning south easterly views over adjoining farmland to The Clwydian Hills, about 0.5 mile from the village and some 2 miles from Ruthin.

Benefitting from recent upgrading with air source heating with new radiators, dry lining and solar panels it affords potential for extension and refurbishment subject to usual consents.

It affords entrance hall with staircase, lounge, kitchen/dining room, 2 bedrooms and bathroom. First floor bedroom 3. wide entrance with graveled drive, attached garage and stores. Very private mature garden to one side with fruit trees, raised beds and further lawn with patio.

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**

The cottage is located about half a mile from this popular rural village, standing in the heart of the Vale with splendid views to the front along the length of the Clwydian Hills. It is an area for scenic beauty with many country walks, particularly along the River Clwyd, where a pleasant walk can be enjoyed into Ruthin some three miles distant.

Rhewl is a popular rural village where there is a very popular village hall and pub, together with children's playground, sports field and tennis court whilst the nearby market town of Ruthin provides a wide range of shops, primary and secondary schools and leisure facilities.

**THE ACCOMMODATION COMPRISES**

**FRONT ENTRANCE**

Panelled and glazed door leading to entrance hall.

**ENTRANCE HALL**

Two double glazed windows to front, turned staircase rising to the first floor with fitted cupboard with hanging rail.

**LOUNGE**



Double glazed window with far reaching southerly views across the gardens and beyond farmland to the Vale of Clwyd, tiled fireplace and hearth with wood surround, panelled radiator.

**KITCHEN/DININGROOM**



Well lit with three double glazed windows and double glazed doors leading out to the patio, fitted base and wall cupboards with woodgrain effect finish to door and drawer fronts, contrasting roll edge working surface with single drainer sink, void and plumbing for washing machine, electric cooker point, tiled floor, panelled radiator.



**BEDROOM ONE**



Double glazed French doors opening to the rear garden with patio and far reaching views, panelled radiator.

**BEDROOM TWO**



Double glazed window to front, panelled radiator.

**BATHROOM**



White suite comprising corner shower cubicle with Mira shower, pedestal wash basin and WC, part tiled walls to a decorative dado in part, tiled floor, double glazed window, panelled radiator.

**FIRST FLOOR LANDING**

**BEDROOM THREE**

Double glazed window to gable, panelled radiator.



**OUTSIDE**



The property stands within extensive and quite private gardens of about x acre. It is approached over a gravelled driveway with two timber panelled gates leading into a wide parking area and access to the attached garage.

**GARDENS**



The gardens are mainly to the left hand and rear elevations of the house and provide delightful cottage style

gardens which afford a high degree of privacy with mature hedging to all sides. The grounds are mainly lawned and interspersed with a number of raised beds, an 8' x 6' aluminium framed greenhouse and a variety of mature fruit trees.

**LEAN-TO STOREROOM**

Located to the left hand side, it houses the pressurised cylinder which interconnects with the air source heating system for the domestic hot water and heating.



**SOUTHERY ASPECT**



Over adjoining farmland.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. At the mini roundabout continue straight ahead and after about 1 mile, and on entering the village of Rhewl, take the first right signposted Gellifor / Llandrynog. Continue past the tennis courts on the left hand side and continue for about 0.3 mile bearing right for Gellifor and the property will be found on the right.

**COUNCIL TAX**

**TENURE**

Freehold

**\*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.