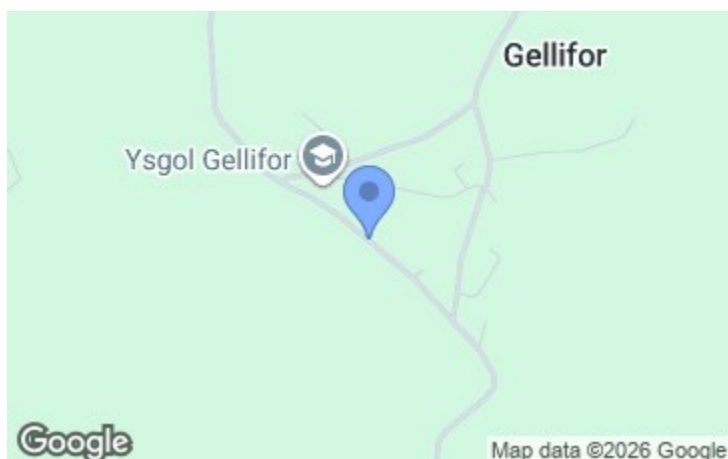




Matterport



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	

Derlwyn Gellifor
Ruthin,
LL15 1SB

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.

****NO CHAIN****An attractive three-bedroom detached house with conservatory, garage, and private gardens, occupying a pleasant position within the sought-after rural village of Gellifor, ideally located between the market towns of Ruthin and Denbigh.

This well-maintained home offers versatile accommodation throughout, briefly comprising an enclosed entrance porch opening into the reception hall, a comfortable lounge, dining room with adjoining conservatory, an extended kitchen/breakfast room, and a useful utility/WC to the ground floor. To the first floor are two generously sized double bedrooms, a third bedroom, and a modern family bathroom.

The property benefits from oil-fired central heating, an attached garage, and a driveway providing ample off-road parking for multiple vehicles.

Externally, the property is set within mature and secluded gardens to both the front and rear, enjoying a private setting together with attractive views across the Vale from both elevations.

Located within a popular village setting whilst remaining conveniently accessible to nearby towns and local amenities, this property offers an excellent opportunity for those seeking a family home in a desirable rural location.



LOCATION

The property stands in an enviable position in the centre of this popular rural village in the heart of The vale. It is almost equidistant between Ruthin and Denbigh in an area noted for its scenic beauty with easy access to The Clwydian Hills. It is convenient for the village primary school and highly regarded White Horse Inn in nearby Hendrerwydd.

THE ACCOMMODATION COMPRISES

UPVC and glazed door leading into the Entrance Porch.

ENTRANCE PORCH

Panelled and glazed inner door leading to the Reception Hall.

RECEPTION HALL

5.08m x 2.24m (16'8" x 7'4")



Staircase rising off with double glazed window to side, enclosed understairs cupboard, dado rail and radiator.

LOUNGE

4.27m x 3.68m (14'0" x 12'1")



Dual aspect with two double glazed windows, feature electric fireplace with wooden surround, TV point and radiator.

DINING ROOM

3.63m x 3.68m (11'11" x 12'1")



Attractive Victorian style fireplace with decorative tiling, hearth and a varnished wood surround, moulded coved ceiling, panelled radiator, double glazed sliding patio doors opening to the Conservatory.

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

CONSERVATORY

3.35m x 3.35m (11' x 11')



Designed to take full advantage of the pleasing south-westerly aspect over the gardens and beyond with distant views of the southern side of the vale. It has twin double glazed doors leading out.

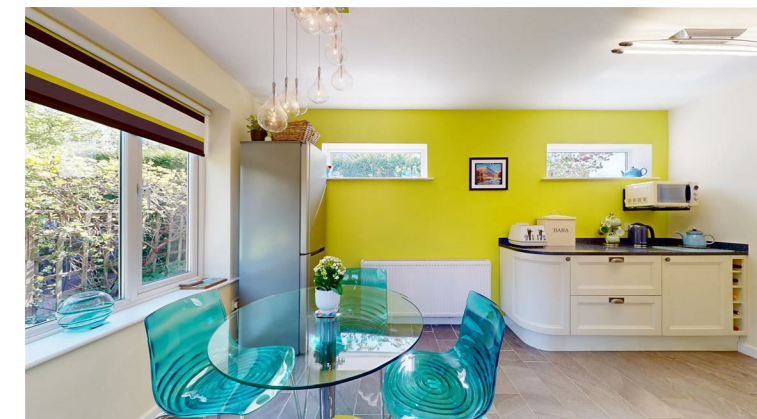
KITCHEN AND BREAKFAST ROOM

3.12m x 2.87m plus 4.60m x 3.18m (10'3" x 9'5" plus 15'1" x 10'5")

The kitchen has been refurbished to provide a modern and practical space, fitted with a range of contemporary base and wall-mounted cupboards and drawers featuring off-white door fronts complemented by contrasting stone-effect work surfaces. Integrated appliances include an inset induction hob with extractor hood above and oven below, integrated dishwasher, and a one-and-a-half bowl sink with mixer tap and drainer. A window to the rear elevation provides views over the garden, while a panelled radiator completes the room.



The kitchen opens through to an extended breakfast room, offering additional matching base units and worktop space together with ample room for a family dining table. The room benefits from two double glazed windows, a uPVC door providing access to the rear garden, two high-level side windows allowing for additional natural light, an attractive stone-effect tiled floor, and a panelled radiator.



UTILITY / CLOAKROOM

Fitted cabinet with void and plumbing for washing machine, wall shelving, high-level window and low-level WC with wash basin and tiled splash.

FIRST FLOOR - LANDING

Double glazed window to the rear with views of The Clwydian Hills.

BEDROOM 1

4.29m x 3.66m (14'1" x 12'0")



Double glazed window with far reaching westerly views across the vale, pine boarded floor, fitted cupboard and panelled radiator.

WESTERLY VIEW FROM BEDROOM



BEDROOM 2

3.66m' x 3.63m (12" x 11'11")



Double glazed window with far reaching westerly views, pine boarded floor, coved ceiling and panelled radiator.

BEDROOM 3

2.26m x 2.13m (7'5" x 7')



Double glazed window to the side elevation and panel radiator. The room could be used as a single bedroom or home office.

BATHROOM

2.26m x 2.13m (7'5" x 7')



White suite comprising a P-shaped bath with glazed screen and electric shower over, pedestal wash basin and WC. tiled flooring and chromed towel radiator.

EXTERNAL



To the front, the property is screened from the village road by a mature hedge and benefits from a gravel driveway providing ample off-road parking for three to four vehicles, together with access to the attached garage. The front garden is mainly laid to lawn with a selection of mature shrubs, gated access is available to both sides of the property leading to the rear garden.

The rear garden enjoys a high degree of privacy and has been attractively landscaped to include a sheltered patio area,

shaped lawn, and well-stocked flower and shrub borders. A variety of established ornamental and fruit trees further enhance the setting, together with a timber-framed garden shed.



GARAGE

4.88m x 2.57m (16' x 8'5")

DIRECTIONS

From the Agent's Ruthin Office take the A525 Denbigh Road and on entering the village of Rhewl take the first right turning signposted for Gellifor and Llandyrnog. Continue through the village to the 'T' junction with the A5104 and turn left. Follow the road through the 'S' bends and continue straight ahead into Gellifor village. On reaching the fork in the road continue straight ahead and after about 300 metres the property will be found on the right.

AGENTS NOTES

TENURE

FREEHOLD

COUNCIL TAX

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.