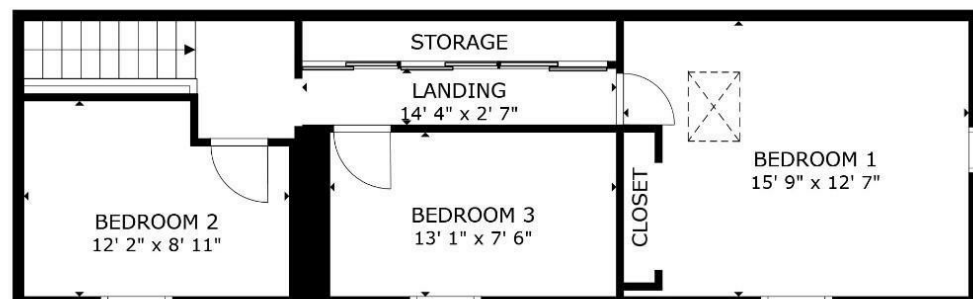
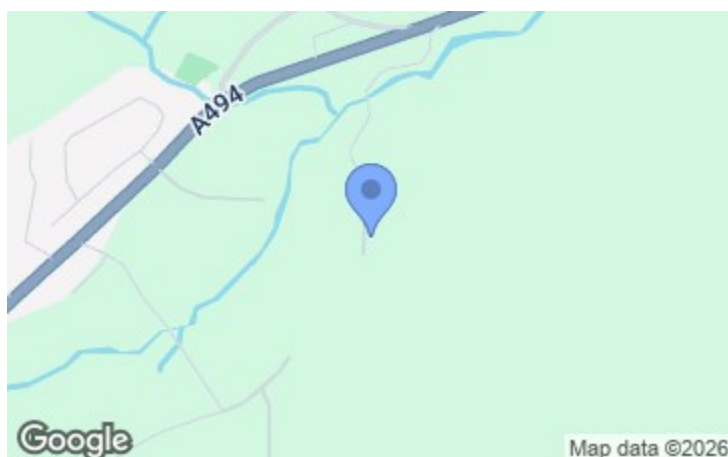


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 735 sq.ft. FLOOR 2 544 sq.ft.
TOTAL : 1,279 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	97
(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	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	40
(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

The Beehive
Pwllglas, Ruthin,
LL15 2PA

Offers Around
£425,000

A greatly extended three bedroom detached country cottage located in a semi-wooded rural position on a no through country lane on the periphery of the village some 2.5 miles from Ruthin.

Standing in a slightly elevated setting with pleasing views over rolling countryside, a most an active country cottage affording large lounge with wood stove, dining room, bespoke kitchen/breakfast room, utility room, bathroom with shower, first floor landing, three bedrooms, modern cottage style double glazing * and oil fired central heating. Mature and secluded cottage gardens to either side, parking & log store to the front, and lower garden area with raised beds, stores and additional parking.

A delightful location noted for its many country walks on to the escarpment and SSSI area above.

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.



The Beehive Pwllglas, Ruthin, LL15 2PA

LOCATION

Pwllglas is a popular rural village standing in the heart of the Clwyd Valley some 2 miles from the market town of Ruthin and with good road links towards Wrexham, Mold and Chester. Ruthin provides a range of shops catering for most daily needs with supermarkets and high schools for all ages. The village has a popular Inn and village hall and shop catering for daily needs.

THE ACCOMMODATION COMPRISES

PORCH

Outbuilt porch with double glazed stable type door together with matching windows to side. Full depth double glazed door leading into kitchen.

KITCHEN/BREAKFAST ROOM

4.55m x 4.19m (14'11" x 13'9")



Designed to a cottage style with white painted stone inglenook fireplace with supporting beam and recess for range style cooker, fitted painted base units with powder blue finish and to a shaker style with white glazed Belfast sink, granite working surfaces and brass mixer tap, wall shelving, painted beamed ceiling, travertine tile flooring, open staircase rising off, panelled radiator.



DINING ROOM

4.19m x 3.94m (13'9" x 12'11")



Cottage style double glazed window to front, painted beamed ceiling, fire recess with raised hearth (not in use), hardwood laminate flooring, wall light points, panelled radiator.

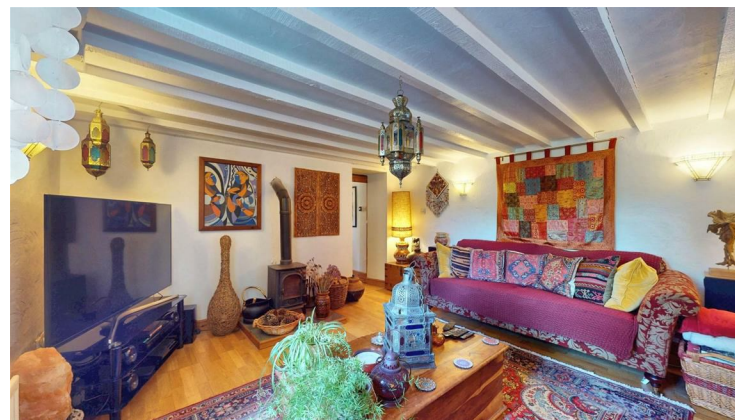


LOUNGE

5.23m x 4.32m (17'2" x 14'2")



An attractive room with cottage style double glazed window to front and double glazed French windows opening to the very secluded side patio. It also has a painted beamed ceiling, TV point, raised hearth with wood stove, wall light points, hardwood laminate flooring, panelled radiator.



UTILITY

2.36m x 1.98m (7'9" x 6'6")



Fitted worktop with void and plumbing for washing machine and space for tumble dryer, space for Worcester oil fired combination boiler, wall shelving, matching flooring to kitchen, double glazed window.

BATHROOM

2.51m x 2.36m (8'3" x 7'9")



Modern white suite comprising a shaped bath with tiled surround, large walk-in shower area with wet floor system and glazed screen, wall mounted vanity with large bowl and mirror fronted back lit medicine cabinet above, low level WC, partially vaulted ceiling, two double glazed windows, slate effect tiled flooring, contemporary radiator.

FIRST FLOOR LANDING

A long landing with double door storage cupboards to one side providing a combination of hanging rails, shelving. Mainly pine flooring, panelled radiator.

BEDROOM ONE

4.80m x 3.84m (15'9" x 12'7")



A delightful room with vaulted ceiling, downlighters, two cottage style double glazed windows, Velux rooflight, yellow pine panelled flooring, open fronted wardrobes, panelled radiator.

The Beehive Pwllglas, Ruthin, LL15 2PA



BEDROOM TWO

3.71m x 2.51m (12'2" x 8'3")



Cottage style double glazed window to front, panelled radiator.

BEDROOM THREE

3.99m x 2.29m (13'1" x 7'6")



Cottage style window to front, partially vaulted ceiling, wall shelving, pine flooring, radiator.