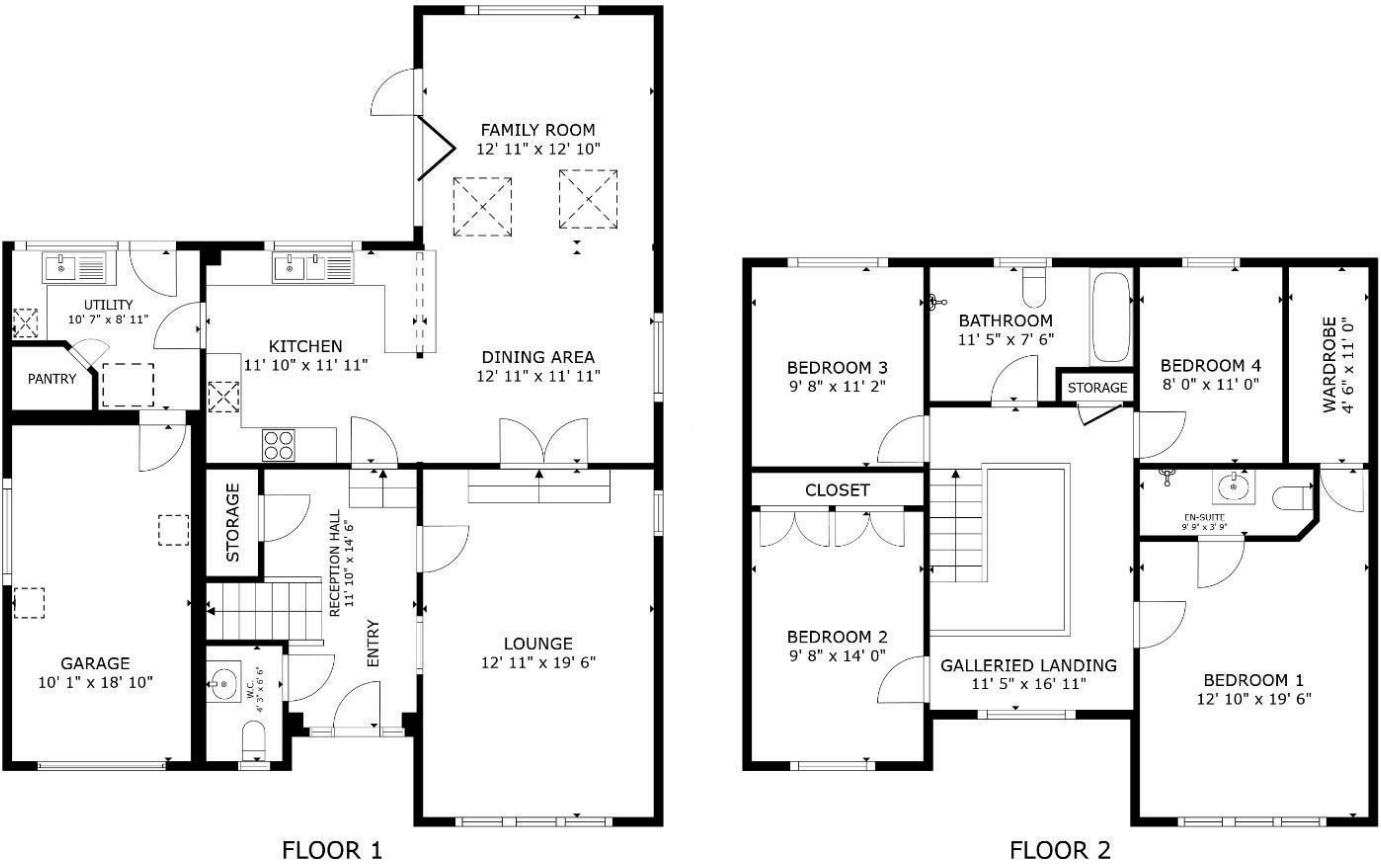
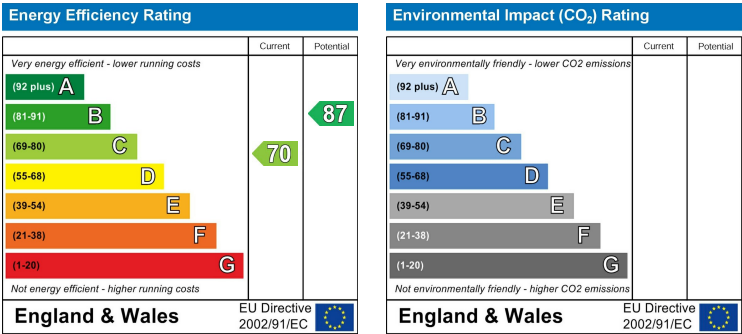
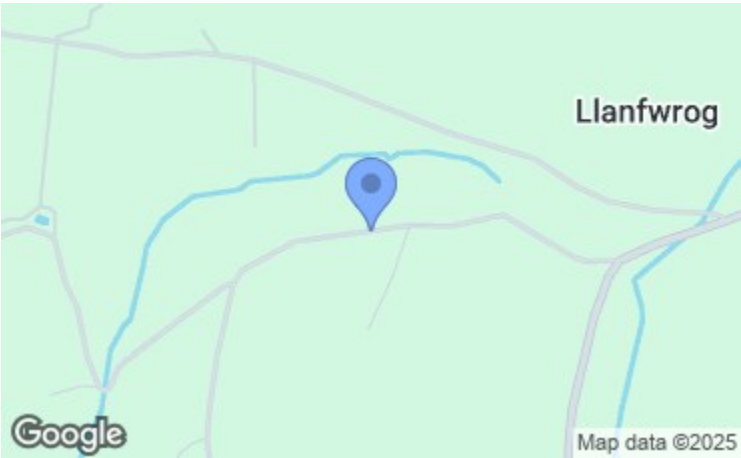


Bryn Llegfa Galltegfa, Ruthin, Denbighshire, LL15 2AR



GROSS INTERNAL AREA
FLOOR 1 1,036 sq.ft. FLOOR 2 962 sq.ft.
EXCLUDED AREAS : GARAGE 189 sq.ft.
TOTAL : 1,998 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Bryn Llegfa
Galltegfa, Ruthin, Denbighshire
LL15 2AR

Price
£625,000

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.

AN ATTRACTIVE FOUR BEDROOM DETACHED HOUSE OF INDIVIDUAL DESIGN offering spacious and well appointed rooms arranged around an impressive entrance hall and galleried landing. Located in the heart of the sought after rural hamlet set back from a minor country lane about 1.25 miles west of Ruthin. Benefiting from ground source heating with underfloor heating to the ground floor, it affords a deep canopy entrance, reception hall with cloaks and WC, an attractive lounge with full depth picture window to front, splendid L-shaped kitchen/dining and family room with an extensive range of kitchen furnishings together with family area with partially vaulted ceiling, Velux roof lights and bi-fold doors opening to garden, utility room with pantry, integral garage, first floor galleried landing, principal bedroom with a splendid full depth picture window affording views towards the Clwydian Hills, walk-in wardrobe and en suite shower room, three further bedrooms and luxury family bathroom with shower. Long tarmacadam driveway providing ample space for parking and access to the integral garage. Enclosed and predominately westerly facing gardens to rear with secluded patios and lawn. Inspection recommended.

LOCATION

Galltegfa is a noted rural area some 1.5 miles southwest of the market town of Ruthin.

This attractive house is designed to a light and airy plan with a high degree of natural light combined with a high specification to include ground source heating via a borehole within the grounds.

THE ACCOMMODATION COMPRISES

Deep canopy entrance with a hardwood panelled and double glazed door with full depth panels to either side leading to a galleried reception hall.

RECEPTION HALL

4.42m x 3.61m (14'6" x 11'10")



Galleried reception hall with turned staircase in glass and painted hardwood balustrade to the first floor, deep and enclosed understairs cupboard, engineered oak flooring.

CLOAKROOM



Pedestal wash basin with tiled splashback and low level WC, extractor fan, double glazed window, matching flooring.

LOUNGE

5.94m x 3.94m (19'6" x 12'11")



An attractive room to the front of the house affording a high degree of natural light with a full depth tinted glazed window with views across rolling countryside. Feature fireplace with wood stove and raised hearth, TV point. Steps and twin panelled doors leading to kitchen/dining/family room.



GARAGE

5.74m x 3.07m (18'10" x 10'1")

Electrically operated up and over door in, electric light and power installed, Greenline air source heating unit with pressurised cylinders providing domestic hot water and heating.

DIRECTIONS

From the agents Ruthin office, proceed down Clwyd Street and, on reaching the junction with Mwrog Street, bear left and follow the road out of town. On passing Llanfwrog Church, take the second right signposted Clocaenog. Follow the road up the hill whereupon Bryn Llegfa will be found set back on the left hand side.

COUNCIL TAX

Denbighshire County Council - Tax Band G

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.

*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

BATHROOM

3.48m x 2.29m (11'5" x 7'6")



Luxury white suite comprising large bath with panelled surround, separate walk-in shower cubicle with glazed screen and high output shower with monsoon style head, floating vanity with large bowl and storage cabinet and low level WC, downlighters, deep niche with shelving, chrome towel radiator.



OUTSIDE



The property is set back from the minor country lane leading through Galltegfa towards Clocaenog.



It is approached over a long tarmac driveway which extends across the full width of the house providing extensive parking for 3 or 4 cars and access to the integral garage. The rear garden is a particular feature as it has a predominately south-westerly aspect. There is a large split-level riven stone patio to one side with domestic area, low level wall with picket fencing and large shaped lawn beyond.



KITCHEN/DINING/FAMILY ROOM

7.52m x 3.63m and 3.94m x 3.91m (24'8" x 11'11" and 12'11" x 12'10")



An L-shaped kitchen/dining/family room, a light and airy room designed to take full advantage of the pleasing aspect over the rear garden. It has two double glazed windows together with a three section bi-fold door with integrated blinds opening to patio. The kitchen area is fitted with a bespoke range of base and wall mounted cupboards and drawers with a white high gloss finish to door and drawer fronts and contrasting hardwood working surfaces to include an inset quartz black toned one and half bowl sink with mixer tap and drainer, integrated ceramic hob, glass and black finished extractor hood and light above, integrated Neff double oven, wine cooler, AEG dishwasher, integrated fridge. Tiled splashbacks, light grey stone effect porcelain tiled floor to the kitchen/dining area and engineered oak flooring to the living area.



The living area has ceiling downlighters and partially vaulted ceiling with two double glazed Velux roof lights.



UTILITY ROOM

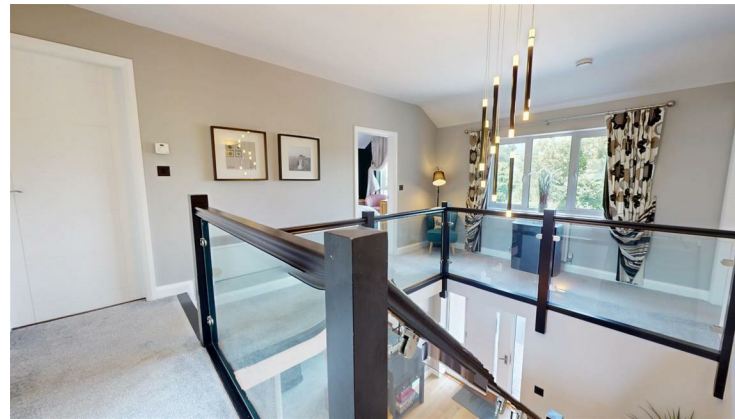
3.23m x 2.72m (10'7" x 8'11")



Matching base and wall units with a stone effect working surface to include inset single drainer sink, void and plumbing for washing machine, walk-in pantry cupboard with shelving, double glazed window, matching door to rear, ceramic tiled floor to match kitchen, space for American style fridge/freezer, access to the garage.

FIRST FLOOR GALLERIED LANDING

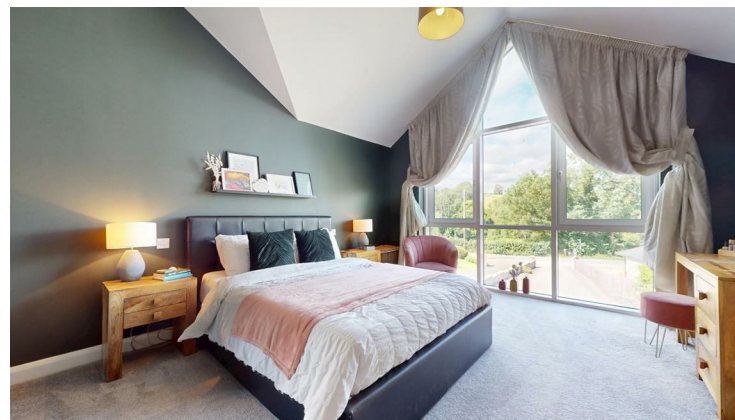
5.16m x 3.48m (16'11" x 11'5")



Partially vaulted ceiling, double glazed window to front with far reaching views, panelled radiator. Fitted linen cupboard with slatted shelving.

BEDROOM ONE

5.94m max x 3.91m and 3.35m x 1.37m (wardrobe) (19'6" max x 12'10" and 11' x 4'6" (wardrobe))



A splendid room with a high vaulted ceiling and full depth double glazed window affording splendid views across the village towards the Vale, Moel Arthur and Moel Fenlli. The glass has a tinted coating. Walk-in wardrobe with fitted shelving and hanging rails together with two chests of drawers and engineered oak floor, panelled radiator.



EN SUITE SHOWER ROOM



Floor level tray with glazed screen and high output shower with monsoon style head, vanity with bowl and low level WC, tiled floor, extractor fan, chrome towel radiator.

BEDROOM TWO

4.27m x 2.95m (14' x 9'8")



Large floor level double glazed window to front with tinted finish, partially vaulted ceiling, two built-in double door wardrobes, panelled radiator.



BEDROOM THREE

3.40m x 2.95m (11'2" x 9'8")



Double glazed window to rear, panelled radiator.

BEDROOM FOUR

3.35m x 2.44m (11' x 8')

Double glazed window to rear, panelled radiator.