



GROSS INTERNAL AREA  
 FLOOR 1: 406 sq. ft, FLOOR 2: 307 sq. ft  
 TOTAL: 713 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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**Isfryn**  
 Cyffylliog, Ruthin,  
 LL15 2DL

**Price**  
**£190,000**

A PRETTY TWO BEDROOM END OF TERRACE HOUSE together with secluded garden, parking and carport located in the centre of this popular rural village close to the historic church and inn, some 5.5 miles west of Ruthin. Having benefited from modernisation, the accommodation affords outbuilt and enclosed porch, hall, attractive lounge with painted beamed ceiling and wood stove, kitchen/dining room, rear porch and bathroom with WC, first floor landing, two double bedrooms. LPG gas fired heating, double glazed. Communal entrance to the far end of the row leading to the rear garden and parking area.

**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**

**PORCH**

Panelled and glazed door leading to an outbuilt and enclosed porch with quarry tile floor, glazed inner door leading to hall.

**HALL**

Staircase rising off, panelled radiator.

**LOUNGE**

4.27m x 3.40m (14' x 11'2")



An attractive room with recessed fireplace, raised slate hearth and wood stove, cottage style window to front with deep sill, painted beamed ceiling, enclosed understairs cupboard with drawers and shelving, TV point, panelled radiator.



**KITCHEN/DINER**

3.73m max x 4.14m (12'3" max x 13'7")



Fitted with an extensive range of base and wall mounted cupboards and drawers with a grey tone finish to door and drawer fronts and contrasting light granite effect working surfaces, it includes an inset single drainer sink with mixer tap, space for slot-in electric cooker with upstand, extractor hood and light above, integrated dishwasher. Double glazed window to side, radiator.



**REAR PORCH**

Panelled door leading out, fitted cupboard to one side with shelving and plumbing for washing machine.

**BATHROOM**

2.11m x 1.57m (6'11" x 5'2")



White suite comprising shaped bath with glazed screen and thermostatic shower over, vanity with bowl and low level WC. Mainly tiled walls with window, tiled floor, radiator.

**FIRST FLOOR LANDING**

**BEDROOM ONE**

4.27m x 3.25m (14' x 10'8")



A spacious room with cottage style window to front with deep sill, fitted cupboard, vaulted ceiling with exposed purlin, panelled radiator.

**BEDROOM TWO**

4.78m x 2.51m (15'8" x 8'3")



Double glazed window with aspect across the village towards wooded countryside, two double glazed windows, fitted louvre door cupboard housing a modern LPG gas fired boiler providing heating and hot water, wash basin, panelled radiator.



**OUTSIDE**



Low level wall to front with gated access. Low maintenance garden with ornamental shrubs.

The property benefits from a right of access across the rear of the row of houses being approached from the opposite end of the row. It extends around to the rear where there is a gravelled hard standing providing space for parking and access as required to a large timber framed carport with workshop beyond. A gravelled pathway leads around to the rear where there is a pretty cottage style garden with three raised beds, central lawn and established and colourful flower borders.



**DIRECTIONS**

From the agents Ruthin office proceed over St Peters Square and down Clwyd Street. On reaching the junction proceed straight ahead onto Mwrog Street and then over the mini roundabout and ten up the hill passing the Church on the right, and then take the next right thereafter signposted for Bontuchel and Cyffylliog. Follow the road for the next 4 miles until reaching Cyffylliog and on entering the village, the house is the first property on the left after the former primary school.

**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.

**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.