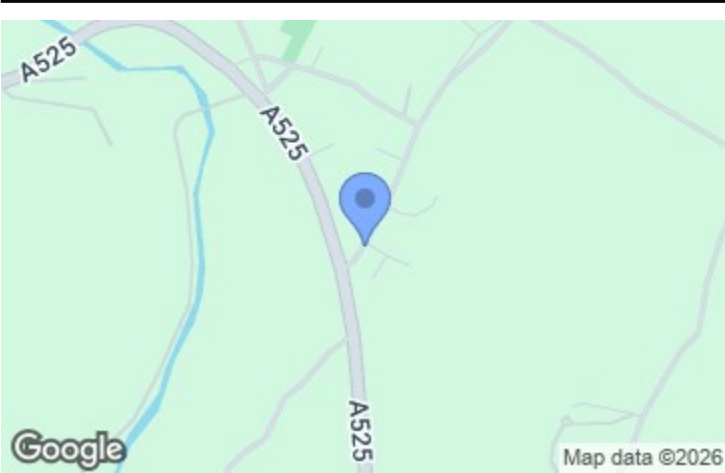


8 Ffordd Yr Orsaf, Rhewl, Ruthin, LL15 1TZ



Cavendish

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Offers Around

£290,000

This ideal family home has been designed to a spacious plan with entrance hall and cloakroom with WC, versatile lounge with adjoining day lounge capable of sub-division, large fitted kitchen/dining room with south facing French windows and a range of fitted base and wall units, utility room, first floor landing, three large double bedrooms and modern bathroom. Open plan corner plot to front with parking for three cars, enclosed and quite private south facing garden to rear with patio and lawn. Partially covered domestic area to the right hand side. Inspection recommended.



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LOCATION

Rhewl is a popular rural village standing in the heart of the Vale of Clwyd. There is a very popular village hall together with children's playground, sports field and tennis court whilst the nearby market town of Ruthin provides a wide range of shops, secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Outside light and panelled door leading to entrance porch.

CLOAKROOM



Off-white suite comprising wash basin with tiled splashback and low level WC, tiled floor, panelled radiator.

LOUNGE

4.60m x 3.84m (15'1" x 12'7")



Leaded effect double glazed window to front, coved ceiling, Adams style fireplace with tiled insert and raised hearth with an enclosed Living Flame gas fire, TV point, woodgrain effect flooring, staircase rising off, panelled radiator. Square archway to day lounge.



DAY LOUNGE

5.28m x 2.82m (17'4" x 9'3")



A versatile room with leaded effect double glazed window to front, coved ceiling with downlights, matching flooring.

KITCHEN/DINING ROOM

6.78m x 3.30m (22'3" x 10'10")



A spacious room which extends across the full width of the rear of the house, it is also well lit with double glazed window and French windows overlooking the rear garden and beyond across the cul de sac towards the Clwydian Hills.



Fitted base and wall units with a woodgrain effect finish to door and drawer fronts and contrasting stone effect working surfaces to include inset 1.5 bowl sink with mixer tap and drainer, inset four ring gas hob with upstand and extractor hood above, integrated oven, void and plumbing for dishwasher, space for fridge, woodgrain effect flooring, coved ceiling, contemporary column radiator.



UTILITY ROOM

2.74m x 2.13m (9' x 7')



Fitted base and wall units to match with similar stone effect working surfaces, void and plumbing for washing machine, space for tumble dryer, wall mounted Ideal gas fired combination boiler, matching flooring, panelled radiator, glazed window and door to side.

FIRST FLOOR LANDING

Fitted linen cupboard with slatted shelving.

BEDROOM ONE

4.55m x 2.87m (14'11" x 9'5")



Leaded effect double glazed window to front, access to roof void, woodgrain effect laminated flooring, panelled radiator.

BEDROOM TWO

3.58m x 3.58m (11'9" x 11'9")



Leaded effect double glazed window to front, matching flooring, panelled radiator.

BEDROOM THREE

3.94m x 3.12m max (12'11" x 10'3" max)



Double glazed window to rear with distant southerly views across the cul de sac towards the Clwydian Hills, matching flooring, radiator.

BATHROOM

2.49m x 2.01m max (8'2" x 6'7" max)



Modern white suite comprising panelled bath with glazed screen and high output shower over with monsoon style head, fitted cabinet to wall with inset basin and WC, fully tiled walls and floor to a travertine style with extractor hood and chrome towel radiator, double glazed window.