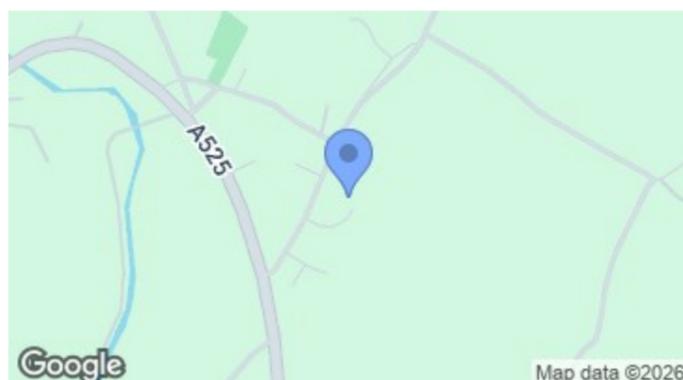


GROSS INTERNAL AREA
FLOOR 1 689 sq.ft. FLOOR 2 554 sq.ft.
EXCLUDED AREAS : GARAGE 150 sq.ft.
TOTAL : 1,244 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	77
64	

Environmental Impact (CO ₂) Rating	
Current	Potential

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.



12 Bro Clywedog
Rhewl, Ruthin,
LL15 1BA

Offers Around
£375,000

A FOUR BEDROOM DETACHED HOUSE WITH LARGE CONSERVATORY AND INTEGRAL GARAGE standing within a much larger than average corner plot with wide driveway for four cars and private lawned gardens to rear. The accommodation affords entrance hall with cloakroom, lounge with adjoining dining room, large conservatory, kitchen, utility room, first floor landing, four bedrooms and bathroom. Gas central heating and double glazing. It stands in a popular residential cul de sac in the heart of the village of Rhewl some 2 miles west of Ruthin.



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**FRONT ENTRANCE**

UPVC and glazed door leading to entrance hall.

ENTRANCE HALL

Staircase rising off, panelled radiator.

CLOAKROOM

White suite comprising wash basin with splashback and low level WC, woodgrain effect floor finish.

LOUNGE

4.22m x 3.84m (13'10" x 12'7")



Double glazed window to front with views across the cul de sac towards the vale, Adams style fireplace in white stone effect finish with hearth and inset coal effect fire, TV point, enclosed understairs cupboard, radiator. Square archway to dining room.

DINING ROOM

2.90m x 2.46m (9'6" x 8'1")



Double glazed sliding patio window opening to the conservatory, wall light point, panelled radiator.

CONSERVATORY

4.19m x 3.00m (13'9" x 9'10")



A spacious room with double glazed windows and wide double glazed sliding patio window leading out, pitched polycarbonate roof, panelled radiator.

KITCHEN

3.43m x 2.57m (11'3" x 8'5")



Fitted with a range of base and wall mounted cupboards and drawers with off-white finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include inset one and half bowl single drainer sink with mixer tap, inset four ring gas hob with hood above, integrated oven, dishwasher, dresser style unit to one wall with four glazed display cabinets and inset wine rack, ceramic tiled floor, tiled splashbacks.

**UTILITY ROOM**

3.61m x 1.37m (11'10" x 4'6")

Matching flooring, fitted worktop with void and plumbing for washing machine and space for

tumble dryer, wall mounted Worcester gas fired combination boiler providing heating and hot water together with wash basin and tiled splashback, space for upright fridge/freezer, panelled radiator. Part glazed UPVC door to side.

FIRST FLOOR LANDING

Fitted linen cupboard.

BEDROOM ONE

4.22m x 3.15m (13'10" x 10'4")



Fitted wardrobe, double glazed window with pleasing views across the cul de sac towards farmland in the direction of Ruthin, panelled radiator.

BEDROOM TWO

3.96m x 2.57m (13' x 8'5")



Double glazed window to rear, built-in wardrobe, panelled radiator.

BEDROOM THREE

3.33m x 2.46m (10'11" x 8'1")



Double glazed window to front, panelled radiator.

BEDROOM FOUR

2.57m x 2.49m (8'5" x 8'2")



Double glazed window to rear, panelled radiator.

BATHROOM

2.29m x 1.55m (7'6" x 5'1")



White suite comprising panelled bath with shower over, pedestal wash basin and WC, travertine style wall and floor tiling, double glazed window, panelled radiator.

OUTSIDE

The property stands at the head of the cul de sac with a wide driveway to front providing ample space for parking four cars. Gated access to the right hand side leads to the rear where there is an extensive and private garden which extends around the conservatory. The plot provides ample space for those wishing to consider extending the house to the right hand gable elevation subject to the usual consents being obtained.

**GARAGE**

5.51m x 2.51m (18'1" x 8'3")

Integral garage with metal up and over door to front, electric light and power installed, personnel door to side.

DIRECTIONS

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the second exit onto the Ruthin inner ring road. Follow the road over the mini roundabout and on reaching the second roundabout take the second exit towards Denbigh. Proceed over the hill and on entering the village of Rhewl take the first right signposted Llandymog and continue for approximately 150yds taking the second right turning into Bro Clywedog. Follow the road to the head of the cul-de-sac, whereupon the property will be found on the left.

COUNCIL TAX

Denbighshire County Council - Tax Band E

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