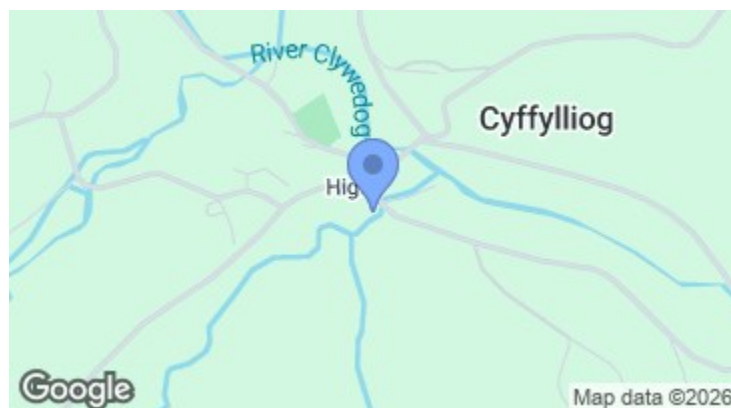


GROSS INTERNAL AREA  
FLOOR 1 389 sq.ft. FLOOR 2 236 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 58 sq.ft.  
TOTAL : 625 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	93

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(49-60) C		
(35-48) D		
(21-34) E		
(12-30) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	32



**Tremafon**  
Cyffylliog, Ruthin, Denbighshire,  
LL15 2DN

**Offers Around**  
**£210,000**

**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.

A charming two bedroom semi detached period cottage with modern conservatory and good size garden with views across surrounding countryside and adjoining mountain stream.

Forming part of a delightful courtyard of only four cottages to the centre of this picturesque village some 5 miles from Ruthin with a local inn. This appealing cottage has benefited from refurbishment to a high standard to include replacement wood grain effect double glazed windows and modern electric panelled radiators, a luxury fitted kitchen/dining room and new conservatory. It affords a lovely fitted kitchen/dining room with an extensive range of cupboards and integrated appliances, twin doors leading through to a modern conservatory, an attractive sitting room with wood burning stove, two double bedrooms and bathroom with shower. New white painted shutters to all of the windows in the original cottage, modern electric heating. Enclosed cottage gardens



**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****FRONT ENTRANCE**

Georgian style and double glazed panelled door leading to luxury fitted kitchen/dining room.

**KITCHEN/DINING**

4.24m x 3.02m (13'11" x 9'11")



The kitchen is fitted with an extensive range of contemporary base and wall mounted cupboards and drawers in an off-white finish with pewter style knob, contrasting working surface with matching upstand and splashback. It includes an inset white enamelled sink with pewter style mixer tap, inset electric hob with concealed convector hood and light above, integrated oven, dishwasher, fridge, freezer, void and plumbing for washing machine. Ceiling downlighters, meter cupboard, modern sashes to double glazed cottage style windows to front, staircase rising off, red quarry tile flooring, electric panel radiator, twin glazed doors opening to conservatory.

**LOUNGE**

3.99m x 3.66m (13'1" x 12')



An attractive room with cottage style window to front also with modern shutters, matching window to rear, outbuilt fireplace with raised hearth and wood stove with beam over, fitted shelving to recess, wall light points, laminated oak flooring, electric panel radiator.

**CONSERVATORY**

3.00m x 2.62m (9'10" x 8'7")



With a new pitched roof with downlighters, new double glazed windows and matching glazed doors leading to pretty cottage style garden, woodgrain effect floor finish.

**FIRST FLOOR LANDING**

Double glazed window with shutters.

**BEDROOM ONE**

3.99m x 3.20m (13'1" x 10'6")



An attractive room with high vaulted ceiling with exposed purlins, feature painted stone to the substantial chimney breast, two cottage style double glazed windows both with modern shutters, electric panel radiator.

**BEDROOM TWO**

3.56m max x 2.21m (11'8" max x 7'3")



High vaulted ceiling with exposed purlins, modern cottage style window with shutters and electric panel radiator.

**BATHROOM**

1.88m! x 1.78m (6'2" x 5'10")



White suite comprising panelled bath with glazed screen and high output shower over, round wash basin within limestone tiled surround and low level WC. High vaulted ceiling with Velux roof light, exposed purlin, downlighters, travertine style flooring, large chrome towel radiator.

**OUTSIDE**

The property is approached over a shared pathway with three neighbouring cottages and has access to the gable elevation leading through to the rear garden.

**GARDEN**

To the rear is a good sized and enclosed garden which enjoys a predominately southerly aspect with views over a small mountain stream, neighbouring fields and hillside. There is a central lawn with gravel pathway and shrubbery 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, turn left after the school whereby the property will be seen set back on the right hand side.

**COUNCIL TAX**

Denbighshire County Council - Tax Band C

**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