



GROSS INTERNAL AREA
 FLOOR 1: 1576 sq. ft. EXCLUDED AREAS:
 CONSERVATORY: 152 sq. ft. PATIO: 503 sq. ft.
 TERRACE: 356 sq. ft.
 TOTAL: 1576 sq. ft.

FLOOR 1

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			
		41	58
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Treetops Ruthin Road
 Loggerheads, Near Mold, Denbighshire
 CH7 5SB

Price
£565,000

OPEN TO OFFERS

*AERIAL TOUR AVAILABLE *EXCEPTIONAL 4 BEDROOM LUXURY BUNGALOW 4 CAR GARAGE *PRIVATE SETTING NEAR TO LOGGERHEADS COUNTRY PARK*

An impressive four bedroom detached luxury bungalow standing within spectacular private gardens, extending to approximately 0.67 acre, near to the noted Loggerheads Country Park, some three miles from Mold. Standing in an elevated wooded setting bordering open fields to part with long private drive and substantial 4 car garage beneath the property. The bungalow has been designed to a spacious plan with accommodation centred around a large reception hall, and benefits from an oil fired central heating system, double glazing and high standard of decorative order. In brief comprising: reception hall, spacious lounge with marble fireplace, dining room, conservatory with views over the gardens, kitchen, utility room, master bedroom with en suite shower room, three further bedrooms and family bathroom. Outside there is ample off-road parking, garage measuring 35'9" x 20'0" max with potential to convert into additional accommodation, subject to the necessary planning consents being obtained, front terrace with views over the gardens and private rear garden.

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



Dating from 1999, this architect designed property occupies an attractive semi-rural position set back off the A494 Mold to Ruthin road near to the noted Loggerheads Country Park, a Designated Area of Outstanding Natural Beauty. A particular feature are the impressive gardens which have been developed by the present owners to provide a wonderful setting with various mature trees, deep and particularly well stocked shrubbery borders providing an abundance of colour throughout the seasons, terraced patios and water feature. The nearby village of Llanferres has a primary school, church and noted inn and the surrounding area is renowned for its scenic beauty with numerous country walks and bridle paths which lead up into the surrounding hills and to Moel Famau. The town of Mold is within a few minutes' drive, which provides an excellent range of shopping facilities catering for most daily needs, supermarkets, major banks and schools for all ages.

THE ACCOMMODATION COMPRISES:

Deep recessed front entrance with outside light and wood effect UPVC double glazed front door with matching side panel to:

SPACIOUS RECEPTION HALL

5.72m max x 3.94m max (18'9" max x 12'11" max)



Coved ceiling, wall light points, alarm control panel and radiator. Part glazed inner door to the lounge.

LOUNGE

5.92m into bay x 4.27m (19'5" into bay x 14'0")



A spacious and elegant room with a wide double glazed bay window enjoying beautiful views over the front garden and across to surrounding countryside. Two further double glazed windows to the side elevation. Feature marble fireplace and hearth with coal effect gas fire (LPG), deep coved ceiling, wall light points, tv aerial point and radiator. Glazed twin doors to the dining room.



outskirts of the town. Take the second exit onto the A494 Ruthin road and following the road up the hill and through Gwernymynydd village and thereafter into Cadole. The entrance to the property to the property will be found on the right hand side a short distance after garage.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

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.

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.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Amended JH

TENURE

Tenure is understood to be Freehold, subject to verification.

COUNCIL TAX

Denbighshire County Council - Council Tax Band G.

DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road until reaching the roundabout on the

FRONT GARDEN



Beautiful informal lawned gardens extend to the front of the property, which have been developed over many years to provide a truly delightful setting with numerous mature specimen trees, deep shrubbery borders providing an abundance of all-year-round colour and pond with cascading water feature. To the lower section of the garden is a woodland garden with walkways.



TERRACE



A large paved terrace patio area extends across the front elevation of the property with stainless steel balustrade, outside lights and with matching pathways to the side with gate leading through to the rear garden.

REAR GARDEN



To the rear is a very private and well maintained garden with shaped lawns, flanked by a beautiful banked flower bed with numerous specimen plants and shrubs. There is a further flagged patio area with pergola extending across the rear elevation of the property with low stone walling and stainless steel balustrade. Mature hedging to all sides, outside lights and tap.



DINING ROOM
3.78m x 2.92m (12'5" x 9'7")



Double glazed window to the side gable, deep covered ceiling, light points, radiator and internal glazed doors leading through to the conservatory and kitchen.



CONSERVATORY
3.99m max x 3.78m (13'1" max x 12'5")



Built on a low plinth with UPVC double glazed windows to all sides with matching french doors leading out to the patio and garden. Pleasing views over the garden, pitched double glazed roof, tiled floor, power points and two double panelled radiators.

KITCHEN

4.14m x 2.92m (13'7" x 9'7")



Fitted with a range of maple style fronted base and wall units with contrasting high gloss worktops with inset single drainer stainless steel sink unit with mixer tap and tiled splashback. Range of integrated appliances comprising four gas burner hob (LPG), cooker hood, electric double oven, fridge and dishwasher. Tiled floor, recessed ceiling lighting, radiator and double glazed window with views over the garden.



UTILITY ROOM

2.90m x 2.01m (9'6" x 6'7")

Range of wood effect base and wall units with dark toned worktops with tiled splashback. Plumbing for washing machine, space for fridge/freezer, freestanding oil fired central heating boiler, tiled floor and UPVC double glazed exterior door.

INNER HALL

2.79m x 2.92m (9'2" x 9'7")

Access to a large part boarded loft via a pull-down ladder. Deep built-in cloaks cupboard and radiator.

BEDROOM ONE

4.72m x 4.22m into door recess (15'6" x 13'10" into door recess)



A spacious principal bedroom with double glazed bay window to the rear overlooking the garden and a further double glazed window to the side. Built-in double wardrobe with light and radiator, tv and telephone points, coved ceiling and radiator.



EN SUITE SHOWER ROOM

2.54m x 1.57m (8'4" x 5'2")

Fitted with a four piece suite in white comprising large cubicle with Mira mains shower, pedestal wash basin, low flush wc and bidet.

Fully tiled walls with matching tiled floor, towel radiator, recessed ceiling lighting, extractor fan and double glazed window.

BEDROOM TWO

3.58m x 3.58m into door recess (11'9" x 11'9" into door recess)

Double glazed bay window to the front with views over the garden and across to surrounding woodland. Coved ceiling and radiator.

BEDROOM THREE

3.63m max x 3.18m max (11'11" max x 10'5" max)



A double sized room with double glazed window to the front, coved ceiling and radiator.

BEDROOM FOUR

3.58m x 2.31m (11'9" x 7'7")



Double glazed window to the front and radiator.

BATHROOM

2.54m x 2.34m (8'4" x 7'8")



Fitted with a light coloured three piece suite comprising spa panelled bath, pedestal wash basin and low flush wc. Matching fully tiled walls and tiled floor, towel radiator, recessed ceiling lighting, extractor fan and double glazed window.

OUTSIDE

The property is approached over a long tarmac drive leading up to the property to a turning/parking area with access to the four car garage beneath.

SUBSTANTIAL GARAGE

11.23m x 6.15m max (36'10" x 20'2" max)



A large four car garage with twin electric / remote control up and over doors, personal door to rear, power and light installed, and internal wc.