



— **CLOUGH & CO** —
Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents



Gorffwysfa Cyffylliog, Ruthin, Ruthin LL15 2DN

Guide Price £180,000

A superior and spacious 4 bedroom detached property situated within the rural setting of Cyffylliog near the Market Town of Ruthin and benefiting off road parking and spacious rear garden. Situated relatively central to the village, the property occupies a prominent location of which includes a wealth of potential and maybe of interest to a wide spectrum of purchasers.

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated within the village of Cyffylliog benefiting a rural yet convenient position with the Market Town of Ruthin being around 4 miles away and Denbigh 6.5 miles or so. Both Market Towns include a range of amenities to include local businesses and a range of nation wide retailers. Furthermore good transport links to neighbouring towns and cities.

From our Ruthin office turn right, take the first exit off the roundabout onto the A525 (Denbigh Road) then take a next right onto Mwrog Street. Continue onto the B5105 and then take a right signposted Bontuchel, continue on this road for 1 3/4 miles driving through the Hamlet of Bontuchel, upon reaching the the village of Cyffylliog drive over the bridge passing the former school on your left. Stay on this road passing the Red Lion Inn and the property can be seen on your left hand side after the former Chapel signposted Clough & Co for sale board.



DESCRIPTION

An attractive and spacious property in need of a programme of modernisation work and benefits spacious accommodation as follows :-



FRONT ENTRANCE

HALL

With under stairs storage cupboard, electric meter box , central heating radiator and stairs to first floor.

LOUNGE

12'1" x 12'1" (3.70m x 3.69m)

With feature fireplace with slate/tiled hearth, open beamed ceiling, window to front aspect, carpeted floor and central heating radiator.



SITTING ROOM

10'7" x 9'11" (3.24 x 3.03m)

Timber fireplace with tiled hearth, feature brick wall, storage cupboard, open beam ceiling, laminate floor and central heating radiator



UTILITY ROOM

6'9" x 5'11" (2.06m x 1.81m)

Carpeted floor and central heating radiator.

KITCHEN

9'9" x 9'1" (2.99m x 2.77m)

Timber effect wall and floor units, high gloss laminate worktops, stainless steel sink unit, open beam ceiling, laminate floor and central heating radiator.



BEDROOM ONE

12'6" x 12'5" (3.83m x 3.79m)

With window to front aspect, carpeted floor and central heating radiator.

LIVING ROOM

12'7" x 12'4" (3.85m x 3.77m)

Stone former fireplace, window to front aspect, laminate floor and central heating radiator.



BEDROOM TWO

12'1" x 12'1" (3.69m x 3.69m)

With window to front aspect, carpeted floor, central heating radiator and storage heater.

BEDROOM THREE

12'0" x 9'9" (3.67m x 2.99m)

With window to rear aspect, carpeted floor and central heating radiator.

FIRST FLOOR

LANDING

Access to loft, carpeted floor and central heating radiator



BEDROOM FOUR

9'10" x 9'1" (3m x 2.79m)

With window to rear aspect, carpeted floor and central heating radiator.

BATHROOM

9'3" x 6'7" (2.83m x 2.03m)

Comprising an electric shower, panelled bath, wc, wash hand basin, storage cupboard, vinyl flooring and central heating radiator.



OUTSIDE

Railed fencing to the front, with enclosed yard area, off road parking to the side of the property which also allows access to the rear. The rear includes a spacious garden with lawned area, stone under slate roof outbuilding, outside boiler, timber garden shed and stone feature wall.

SERVICES

We are given to understand that Mains Electricity, Mains Water, Mains Gas and Mains Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive

covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

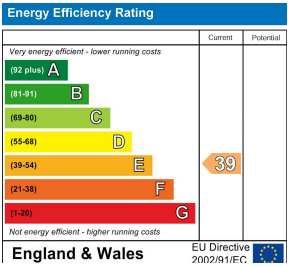
The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

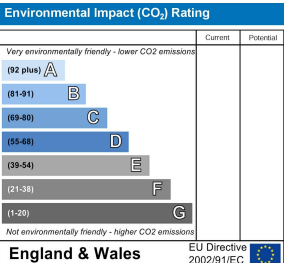
These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.



39



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