



Rhianfa, 7 Colomendy, Cyffylliog, Ruthin LL15 2ED

Guide Price £189,950

A 3 bedroom semi-detached house situated in a pleasant semi-rural village location a short distance from the Market Town of Ruthin and Denbigh. The property benefits calor gas central heating, upvc double glazing with spacious garden to front and rear.

Accommodation briefly comprises : Hall, Lounge, Kitchen/Diner, Rear Porch, 3 Bedrooms & Bathroom/WC

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated in a most pleasant village location of Cyffylliog offering village amenities to include public house and restaurant. The Market Towns of Ruthin and Denbigh are approximately 4 miles and 7 miles distance which provide further leisure, shopping and schooling facilities.

From our Ruthin office take the first exit off the roundabout onto to the A525 (Denbigh Road) then take a right turn onto the B5105 towards Cerrigydrudion, proceed along this road and take the second exit off the roundabout. Turn right signposted Cyffylliog and continue on this road for approximately 3 miles until you reach the village, pass the former village primary school on the left hand side, up the hill passing the Red Lion Public House taking the immediate next right and then left and the property can be seen on your right hand side.

DESCRIPTION

Rhianfa is a delightful 3 bedroom semi-detached house benefiting from a peaceful location overlooking open countryside views to the front. The property is considered ideal for a family home or those seeking a property as an investment opportunity.

The accommodation briefly comprises :-



FRONT ENTRANCE

HALL

12'0" x 5'6" (3.68m x 1.70m)

With carpeted floor and central heating radiator.



LOUNGE

11'10" x 18'5" (3.61m x 5.63m)

Open fireplace with brick surround and slate hearth, carpeted floor and window to rear and front aspect.



KITCHEN

8'10" x 12'3" (2.71m x 3.75m)

Having laminate floor, timber light oak wall and base units, laminate worktop, partly tiled, single drainer stainless steel unit with mixer taps, Hotpoint electric built under oven, Indesit electric hob, door to :-



REAR PORCH

12'9" x 5'0" (3.90m x 1.54m)

With vinyl floor providing access to the rear and front of the property.



STORE ROOM

With plumbing for washing machine, Alpha boiler and laminate floor.

COAL HOUSE/STORAGE

FIRST FLOOR

LANDING

With access to loft, carpeted floor and door to :-

BATHROOM

7'1" x 5'7" (2.18m x 1.72m)

Comprising low level wc, pedestal wash hand basin, bath, tiled walls, heated towel rail and laminate floor.



BEDROOM ONE

12'0" x 12'4" (3.66m x 3.77m)

With built-in wardrobe (housing hot water cylinder), carpeted floor, central heating radiator and window to rear aspect.



BEDROOM TWO

9'3" x 10'8" (2.82m x 3.26m)

With built-in cupboard, carpeted floor, central heating radiator and window to rear aspect.



BEDROOM THREE

8'10" x 7'10" (2.71m x 2.40m)

Having built-in cupboard, carpeted floor, central heating radiator and window to front aspect.



OUTSIDE

Brick built with flat roof garage and store room with pebble dashed external elevations, spacious elevated rear garden with lawned area, shrubs, plants, tree and patio area, lawned area to the front.



SERVICES

We are given to understand that mains electricity, mains water and mains drainage and calor gas central heating 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.

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.

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.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

BUYING PROCEDURE

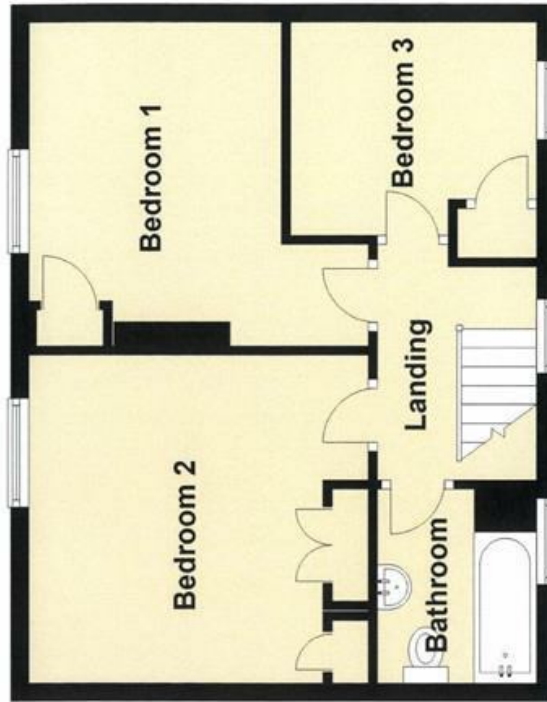
Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer

be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

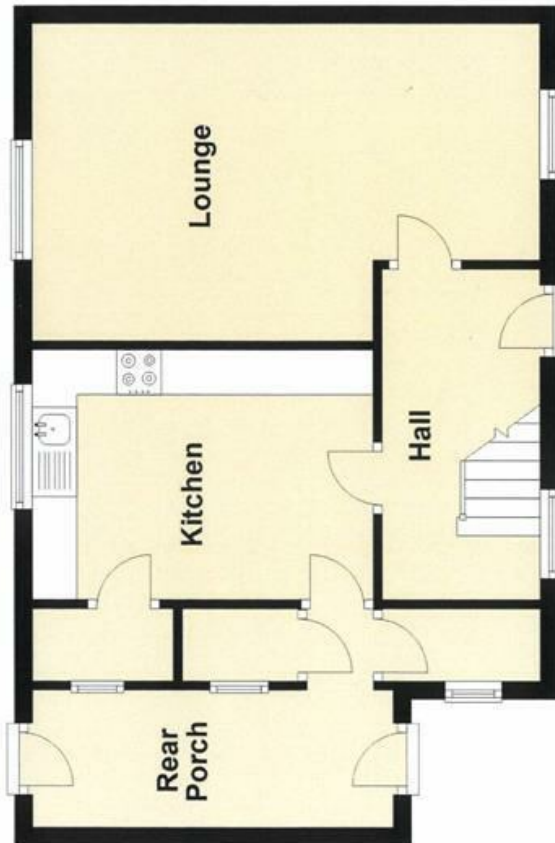
SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

First Floor



Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

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