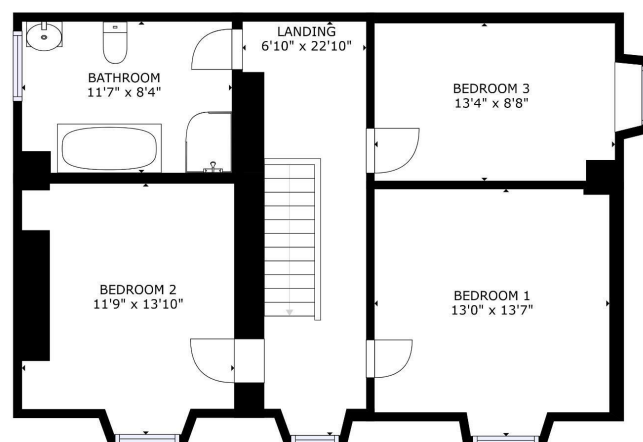


FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 129 sq. m, FLOOR 2: 129 sq. m  
TOTAL: 258 sq. m



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 129 sq. m, FLOOR 2: 129 sq. m  
TOTAL: 258 sq. m



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## The Swan

Pwllglas, Ruthin, Denbighshire, LL15 2PG

Offers Over  
£235,000

An attractive stone built, double fronted three bedroom link-detached period house offering recently refurbished and well proportioned rooms located in a prominent position to the centre of the village some 2.5 miles from Ruthin.

Combining original features with modern amenity it affords entrance lobby opening to a central hall, two reception rooms with fireplaces and stoves, dining room and a modern fitted kitchen. Large central landing with three double bedrooms and a splendid luxury bathroom with contemporary free standing bath and shower. Double glazing and oil central heating.

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

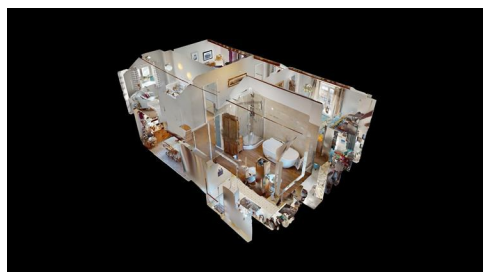
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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

Pwllglas is a popular rural village standing in the heart of the Clwyd Valley some 2 miles from the market town of Ruthin and with good road links towards Wrexham, Mold and Chester. Ruthin provides a range of shops catering for most daily needs with supermarkets and high schools for all ages. There is a very popular community shop in the village centre and Inn.

## 3D VIRTUAL TOUR



Available to view on line.

## THE ACCOMMODATION COMPRISES:

UPVC front door with glazed upper light leading to:

### ENTRANCE LOBBY

1.85m x 1.80m (6'1" x 5'11")



With attractive tiled floor extending to the adjoining main hall.

## LOUNGE

3.94m x 3.71m (12'11" x 12'2")



To the front of the house with a predominantly southerly aspect. Georgian style double glazed windows with deep sill, heavy beamed ceiling, feature stone chimney breast lined in slate tiles with matching raised hearth and multi-fuelled fire grate. Panelled radiator.



## INNER HALL

With staircase rising off with turned spindles and a useful enclosed understairs store, matching floor to the Porch and panelled radiator. Double door, boiler cupboard housing a modern Worcester oil fired combination boiler for the heating and hot water. Opening to:

## DINING ROOM

5.84m maximum x 2.67m (19'2" maximum x 8'9")



Heavy beamed ceiling, double glazed window to gable and panelled radiator. Panelled door leading to:



## DAY LOUNGE

3.84m x 3.66m (12'7" x 12')



Also well-lit with a southerly aspect with a wide double glazed Georgian style window with deep sill, feature stone fireplace with hearth and enclosed wood burning stove, hardwood mantel, beamed ceiling, TV point, panelled radiator.



## KITCHEN

3.89m x 2.72m (12'9" x 8'11")

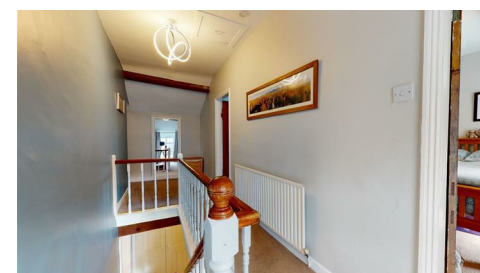


The kitchen has been refurbished with a modern range of base and wall mounted cupboards and drawers with a light wood grained effect finish to door and drawer fronts with contrasting marble

effect working surfaces. Inset single drainer sink with mixer tap, inset four ring electric hob and stainless steel extractor hood and light above, integrated Indesit single oven, void and plumbing for washing machine, wine rack and integrated fridge and freezer, attractive tiled splash-back, matching floor tiling to the Hall, double glazed window and a hardwood panelled door leading to the rear.

## FIRST FLOOR LANDING

6.96m x 2.08m (22'10" x 6'10")



A large central landing with low level Georgian style double glazed window to front, vaulted ceiling with exposed purlins and panelled radiator.

## BEDROOM ONE

4.14m x 3.96m (13'7" x 13')



Georgian style low-level double glazed window with deep sill, partly vaulted ceiling with exposed beam, panelled radiator.

## BEDROOM TWO

4.22m x 3.58m (13'10" x 11'9")



With a southerly aspect and a Georgian style

double glazed window with low level sill, vaulted ceiling with exposed beam, wall beam and panelled radiator.

## BEDROOM THREE

4.06m x 2.64m (13'4" x 8'8")



A double bedroom to the rear of the house, double glazed window with a predominantly easterly aspect across the village towards the Clwydian Hills. Panelled radiator.



## BATHROOM

3.53m x 2.54m (11'7" x 8'4")



A luxury white suite with contemporary free-standing curved bath with chrome pillar tap and shower attachment, separate large walk-in cubicle with glaze screen and electric shower, pedestal wash hand basin and low level WC. 3/4 tiled walls to a travertine style with wood grained effect floorcovering, double glazed window, extractor fan and a panelled radiator.

## OUTSIDE

There is a limited area to the gable elevation for parking one car and a small paved area to rear with oil storage tank.

## TENURE

Understood to be Freehold.

## COUNCIL TAX BAND

Denbighshire County Council - Tax Band E.

## DIRECTIONS

From the Agent's Ruthin office proceed across the square onto Castle Street and follow the road out of town on the A494 for some 2 miles to Pwllglas. On entering the village, continue past the shop set back on the right hand side and proceed for a further 500 yards whereupon The Swan will be found on the right hand side just before leaving the village.

## VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HME/CC

## 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.