

Y Fedwen, Gellifor, Ruthin, Denbighshire, LL15 1RY

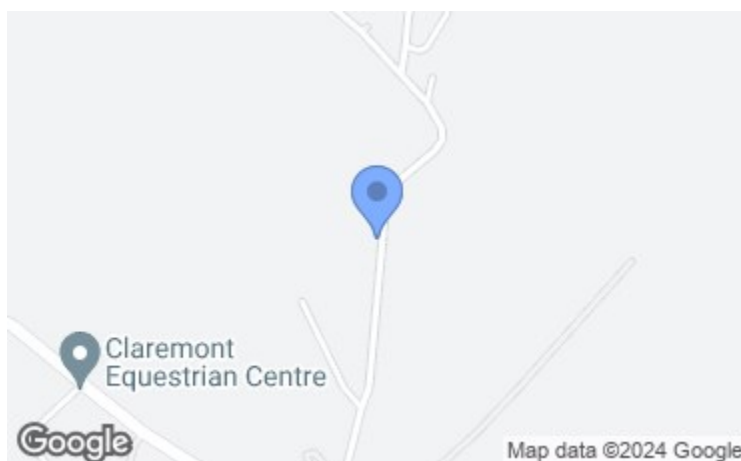


GROSS INTERNAL AREA
FLOOR 1: 1326 sq. ft. EXCLUDED AREAS:
DECK: 218 sq. ft. PORCH: 75 sq. ft.
TOTAL: 1326 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



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	79

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		
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Price
£350,000

A SPACIOUS 3 BEDROOM DETACHED BUNGALOW WITH GARAGE, ADAPTABLE GARDEN ROOM AND VERY PRIVATE COURTYARD GARDEN TO REAR, LOCATED ON THE PERIPHERY OF THIS POPULAR RURAL VILLAGE ALMOST EQUIDISTANT BETWEEN RUTHIN AND DENBIGH. Designed to a spacious plan the bungalow has been refurbished in recent times to provide a well presented home. It affords an out-built porch, central hall with ample storage cupboards, large lounge with picture window and westerly aspect. Modern fitted kitchen/dining room with french windows opening to a private courtyard garden. side hall and utility room. Large bedroom 1 with modern en-suite, 2 further double bedrooms and luxury bathroom. Oil c h and D.G. Shared entrance with new stone wall and gated entrance to a wide gravelled parking area. Attached garage with store and cloaks with w.c. Private garden to rear with summerhouse and a very adaptable garden room.

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Cavendish
ESTATE AGENTS

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LOCATION

Gellifor is an established village community located in the heart of the Vale of Clwyd approximately 4 miles from Ruthin and Denbigh. The property occupies an attractive lane side setting to the centre of the village near to the noted primary school whilst the nearby market town of Ruthin provides a good range of shopping facilities catering for most daily needs, secondary schools and leisure facilities.

3D VIRTUAL TOUR



Available to view on line.

THE ACCOMMODATION COMPRISES:

UPVC double glazed door with matching panel to the side, leading to:

ENCLOSED ENTRANCE PORCH



With slate effect tiled floor and a boxed panelled radiator.
Glazed inner door with matching screen to the side to:

LARGE CENTRAL HALL

With two fitted double door cloaks cupboards with hanging rails and shelving, linen cupboard with slatted shelving and radiator. Further double door cupboard with shelving. Boxed panelled radiator and glazed door leading from the hall to the lounge.

LOUNGE

5.38m x 4.32m (17'8" x 14'2")



A spacious well lit room with a wide double glazed window to the front elevation affording westerly views across the village towards rolling countryside and further window to the gable. Raised hearth with an AGA cast-iron multi-fuel fire grate, coved ceiling, tv point and two panelled radiators.



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 Ruthin office 01824 703030.

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

HME/JF

widening to provide a garage if required. It provides a single garage with deep recess to one side providing a workshop area, a walk-in storage cupboard with shelving and a cloakroom with low level wc and washbasin.

OPEN FRONTED GARDEN ROOM



A very useful room, which has electric light and power installed with timber decked floor. It could be utilised as a home office or as a covered seating area.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Ruthin Office take the A525 Denbigh Road and on entering the village of Rhewl take the first right turning signposted for Gellifor and Llandyrnog. Continue through the village to the 'T' junction with the A5104 and turn left. Follow the road through the 'S' bends and continue straight ahead into Gellifor village. On reaching the fork in the road bear left, continuing straight ahead and the property will be found on the right after some 100 yards.

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.

FRONT GARDEN



The front garden adjoins the village road with an informal lawned area.

REAR GARDEN



An enclosed and very private garden is located to the rear, designed for low maintenance being mainly gravelled with a large central decked area and a number of mature shrubs. There is a timber framed and panelled summerhouse to one side and an oil storage tank.



KITCHEN/DINING ROOM

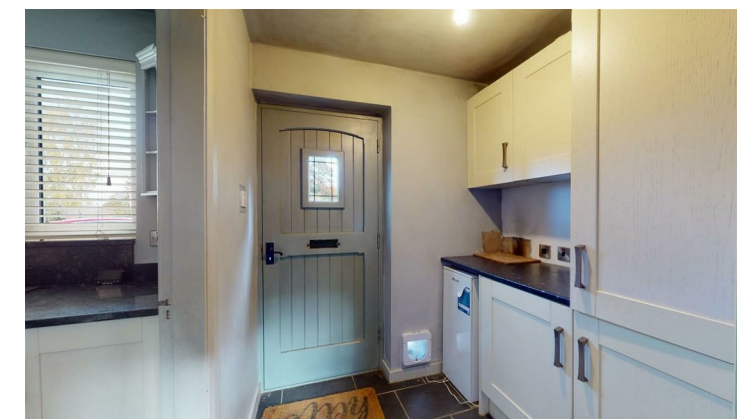
7.24m x 3.28m (23'9" x 10'9")



Fitted with a modern range of base and wall mounted cupboards and drawers with a white wood grain effect finish to door and drawer fronts and contrasting solid granite working surfaces to include an inset single drainer sink with mixer tap, inset four ring Bosch electric hob with stainless steel and glass extractor hood and light above, integrated Bosch double oven and integrated dishwasher. Slate effect tiled floor, double glazed french doors opening to the very secluded rear patio garden, further window to the gable, ceiling downlighters and a boxed panelled radiator.



SIDE HALL



Matching units with stone effect working surfaces. Newly installed (2021) Worcester oil fired boiler providing heating and hot water. Matching flooring and panelled door to the side.

UTILITY ROOM

2.49m x 2.21m (8'2" x 7'3")



Fitted base unit with stone effect working surface with inset stainless steel sink, void and plumbing for washing machine, double door cupboard housing a Tribune pressurised cylinder interconnecting with the domestic hot water system, matching flooring and double glazed window.

BEDROOM ONE

4.55m x 3.91m (14'11" x 12'10")



Wide double glazed window to the front with westerly aspect, built-in double door wardrobe, coved ceiling, tv point and panelled radiator.



EN -SUITE SHOWER ROOM

2.13m x 1.47m (7' x 4'10")



BEDROOM TWO

4.06m x 3.20m (13'4" x 10'6")



Double glazed window to the side, built-in double door wardrobe and panelled radiator.



BEDROOM THREE

3.86m x 2.74m (12'8" x 9')



Double glazed window to the rear, coved ceiling and panelled radiator.

LUXURY BATHROOM

2.97m x 2.64m (9'9" x 8'8")



White suite comprising freestanding roll top bath with claw feet and combination shower/tap unit, large corner shower cubicle with glazed screen and high output shower, vanity unit with large Heritage washbasin and low level wc. Part tiled walls, slate effect tiled floor, downlighters with extractor fan, double glazed window and a combination towel/radiator.



OUTSIDE

The property stands on the village road with access over a splayed entrance leading to an adjoining parcel of land and over which a right of way exists. Thereafter, there is a substantial stone wall with pillars and wrought-iron gates leading to a wide gravelled forecourt providing ample space for parking two/three cars.

ATTACHED FORMER GARAGE/WORKSHOP

Approached via a single panelled door, but capable of