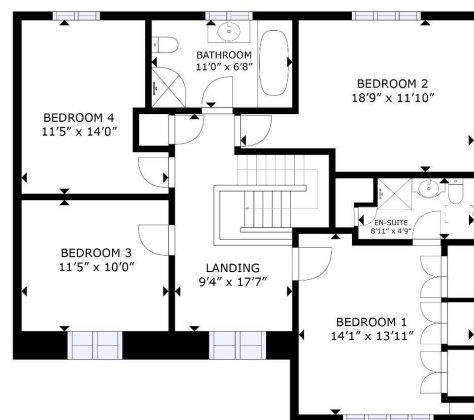


1ST FLOOR

GROUP INTERNAL AREA  
1ST FLOOR: 1,021 sq. ft. 2ND FLOOR: 1,002 sq. ft.  
TOTAL: 2,023 sq. ft. (20,230 sq. ft. TOTAL) (20,230 sq. ft.)

Matterport 2ND FLOOR



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1ST FLOOR: 1,021 sq. ft. 2ND FLOOR: 1,002 sq. ft.  
TOTAL: 2,023 sq. ft. (20,230 sq. ft. TOTAL) (20,230 sq. ft.)

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	77
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**Llys Celyn Lon Yr Ysgol**  
Gellifor, Ruthin, Denbighshire  
LL15 1AY

**Price**  
**£515,000**

A large architect designed four bedroom detached house with double garage, standing within very mature and private gardens located in a secluded position off a minor lane in the centre of this popular rural village in the heart of the Vale of Clwyd. Of individual design, it offers elegant and adaptable accommodation arranged around a central hall and landing and affords: large lounge with feature stone chimney breast with inglenook canopy fireplace, adjoining day lounge with westerly facing French windows, dining room, large family kitchen/breakfast room, utility room and cloakroom/wc off the hall. First floor spacious landing with study area, master bedroom suite with extensive fitted wardrobes and en-suite shower room, Three further double bedrooms and family bathroom. Oil central heating. Gated entrance with driveway for three cars and large garage. Mature and private gardens particularly to the rear with a predominantly westerly aspect, there are wide patios lawn, and established kitchen garden with raised beds and numerous perennial plants and shrubs.

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.

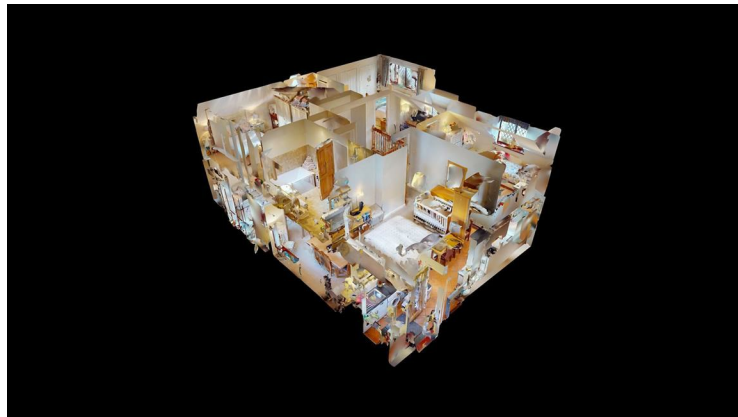
Cavendish Ikin trading as Cavendish Residential.



#### 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

Deep recessed entrance with light point, a hardwood-panelled and glazed door leading into a large central reception hall.

#### RECEPTION HALL

2.74m x 2.72m (9 x 8'11)

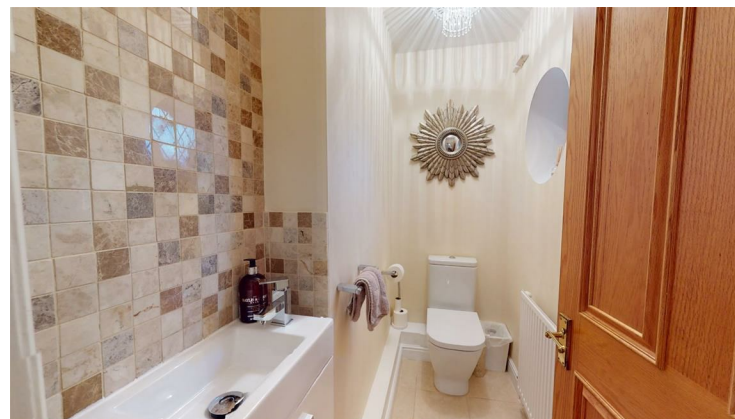


With a fine oak turned staircase rising off with newel and spindles, enclosed understairs cloaks cupboard, covered ceiling, dado, engineered oak flooring, panel radiator and glazed oak-framed door to lounge.



#### CLOAKROOM

2.08m x 0.89m (6'10 x 2'11)



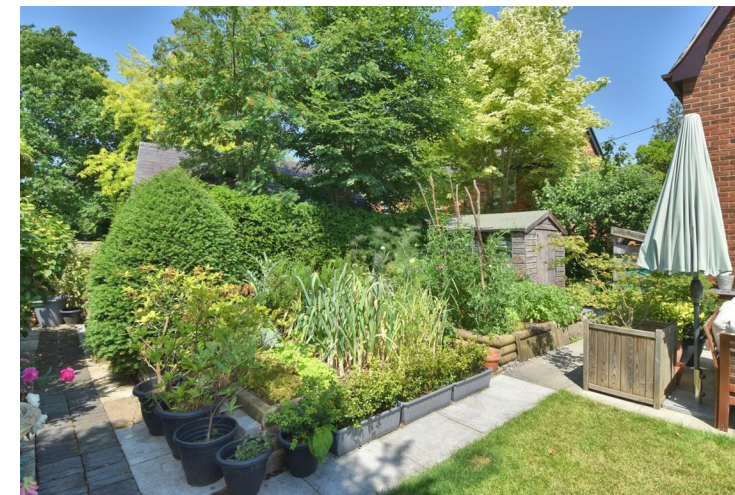
Refurbished with contemporary white suite comprising vanity with storage cabinet, low-level WC, part-tiled walls in part, ceramic tile floor, bullnose window, extractor fan and panel radiator.

#### LOUNGE

5.79m max x 4.32m (19 max x 14'2)



An attractive room with an impressive dressed stone chimney breast with inglenook canopy fireplace, raised slate hearth, supporting mantel and an open fire grate, TV point, coved ceiling,



documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### VIEWING

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

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

ESJ/HME



#### 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 right and continue for 225 meters and take the left turn into Lon Yr Ysgol and the property is on the left.

#### TENURE

Understood to be Freehold.

#### COUNCIL TAX

Denbighshire County Council - BAND G

#### AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification

### BATHROOM

3.35m x 2.03m (11 x 6'8)



Modern white suite comprising large panelled bath with a combination shower and tap unit, separate walk-in shower cubicle with high-output and monsoon-style head, pedestal wash basin and WC, part-tiled walls to a travertine style with matching flooring, ceiling downlighters and a large chrome towel radiator.

### OUTSIDE FRONT



The property stands to the eastern end of Lon Yr Ysgol in the centre of the village. It is approached over a shared splayed entrance with low-level stone wall and two timber-panelled cut gates opening to a driveway which extends along the left elevation and across part of the front providing ample parking and turning area. The property is screened from the lane by mature hedging and deep shrubberies together with shaped lawn and a pathway which leads along the right-hand gable.

### GARAGE

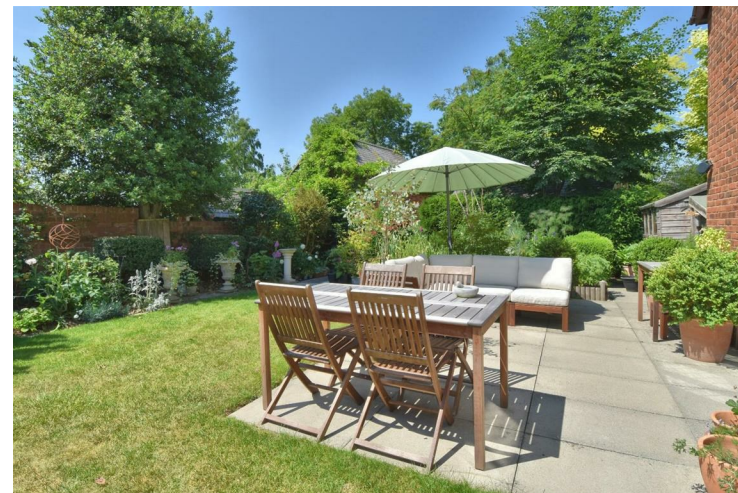
5.13m x 4.57m (16'10 x 15)

With up-and-over door to front, electric light and power installed, glazed window and personal door to side.

### REAR GARDEN



The rear garden is a particular feature of the house as it enjoys a quite private and predominantly westerly aspect with a wide flagged patio adjoining the double doors to the day lounge, further pathways and patio area and an L-shaped central lawn. There are established and well-stocked flower shrub borders providing interesting colour throughout the seasons together with raised planters providing an established kitchen garden and two timber-framed store sheds. To the right-hand side is further shrubbery with box hedging and oil storage tank.



leaded-effect double-glazed window to front, wall light points, two box-panelled radiators and a glazed and oak-framed door leading through to day lounge.



### DAY LOUNGE

4.32m x 3.81m (14'2 x 12'6)



Designed to take full advantage of the pleasing westerly aspect over the rear garden with double-glazed doors and matching side panels opening to patio, coved ceiling, TV point and two panel radiators. Twin-glazed and oak-framed doors opening to dining room.



### DINING ROOM

4.32m x 3.05m (14'2 x 10)



Also to the rear of the house with a westerly aspect, coved ceiling and panel radiator. Further glazed and oak-framed door leading through to kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM

5.56m x 3.51m (18'3 x 11'6)



Fitted with a range of base and wall-mounted units with painted door and drawer fronts and contrasting quartz stone-effect working surfaces to include an inset 1.5 bowl Franke sink with mixer

tap and drainer, an inset four-ring NEFF electric hob, built-in NEFF double oven, attractive tile splashback, terracotta-style ceramic tile flooring, coved ceiling with downlighters and a box-panel radiator. The room is well lit with three double-glazed windows.

oil-fired boiler providing domestic water and heating, matching floor to kitchen, radiator and panel door to side.

**FIRST-FLOOR LANDING**

5.36m max x 2.84m max (17'7" max x 9'4" max)

Large central landing with study area to front with pleasing views towards the Clwydian hills, fitted linen cupboard with a pre-lagged cylinder, immersion heater and slatted shelving, panel radiator.

**BEDROOM ONE**

4.29m x 4.24m (14'1" x 13'11")



A spacious double bedroom to the front of the house with a range of fitted wardrobes comprising three double-door units providing a culmination of hanging rails and shelving, wide double-glazed window with pleasing aspect across the village towards Moel Famau and the Clwydian hills, panel radiator.

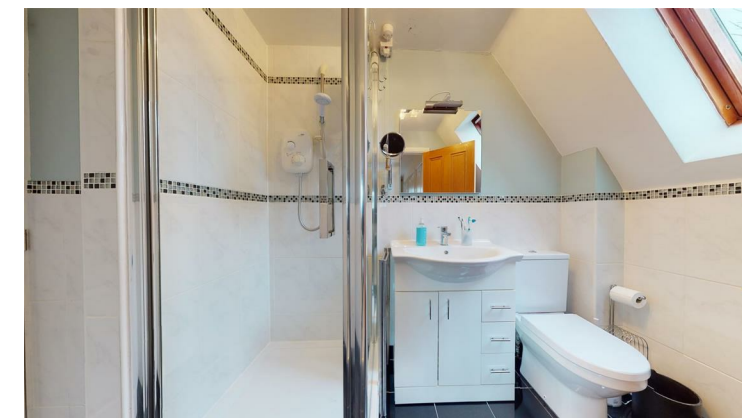


VIEW FROM BEDROOM WINDOW



**EN SUITE SHOWER ROOM**

2.72m x 1.45m (8'11" x 4'9")



Modern white suite comprising cubicle with Mira shower, vanity with storage cupboards and large shaped bowl, low-level WC, part-tiled walls to a decorative dado, ceramic tile floor, partially vaulted ceiling with Velux rooflight, extractor fan, fitted linen cupboard and a chrome towel radiator.

**BEDROOM TWO**

4.57m x 3.61m plus door recess (15 x 11'10" plus door recess)



Double-glazed window to rear and panel radiator.

**BEDROOM THREE**

3.48m x 3.05m (11'5" x 10')



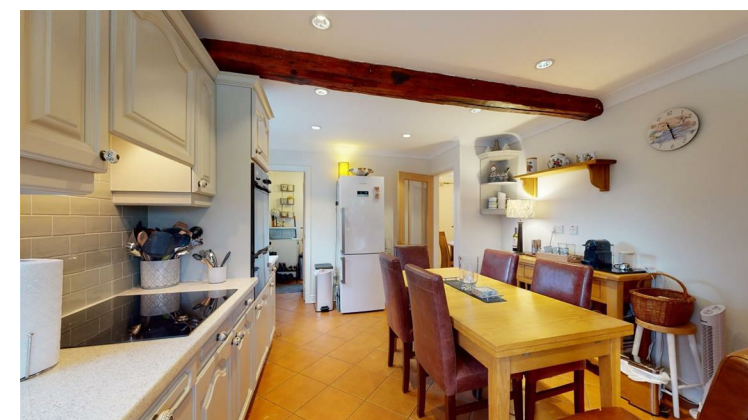
Double-glazed window to rear, partially vaulted ceiling and panel radiator.

**BEDROOM FOUR**

4.27m x 3.48m (14 x 11'5")



Double-glazed window to front, partially vaulted ceiling and panel radiator.



**UTILITY ROOM**

2.18m x 2.08m (7'2" x 6'10")



Fitted base and wall units with void and plumbing for washing machine, inset single-drainer sink, wall shelving, a Worcester