

FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 494 sq ft, FLOOR 2: 510 sq ft,
EXCLUDED AREAS: PORCH: 9 sq ft,
TOTAL: 1004 sq ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	77
(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	
England & Wales EU Directive 2002/91/EC	



14 Maes Derwen

Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1ST

Offers Over
£199,500

A THREE BEDROOM SEMI DETACHED HOUSE STANDING WITHIN GENEROUS SIZED GARDENS within this small established development to the centre of Llanbedr village, an Area of Outstanding Natural Beauty. Ideal family sized home with the benefit of replacement UPVC double glazed windows, modern fitted kitchen and solid fuel central heating. In brief comprising reception hall, living room with feature fireplace, kitchen diner, rear porch with built in store and cloakroom/WC, first floor landing, three good sized bedrooms (two doubles) and bathroom. To the rear is a good sized fully enclosed garden with fruit trees and two useful garden stores.

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



Llanbedr D.C. is noted village on the foothills of the Moel Famau Country Park, and is centred around the parish Church and Griffin Inn, some 2.25 miles from Ruthin and 9 miles from Mold. The village has a popular primary school, a local bus service and is within a short drive of the mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed panelled front door to reception hall.

RECEPTION HALL

Staircase to the first floor with storage cupboard beneath, double glazed window to the front, telephone point and radiator.

LIVING ROOM

3.73m x 5.49m overall (12'3" x 18'9.2" overall)



A dual aspect room with double glazed windows to the front and rear aspects overlooking the gardens, coved ceiling, black painted fireplace surround with tiled insert, slate hearth and inset Charnwood multifuel stove providing heating to the radiators and domestic hot water. TV plinth into alcove with matching shelves and storage cupboard above, TV aerial point and double panelled radiator. Door to kitchen diner.



KITCHEN DINER

2.84m x 3.81m (9'4" x 12'6")



Fitted with a modern range of light wood effect fronted base and wall units with contrasting dark toned work surfaces with matching upstands and inset sink unit with mixer tap. Integrated appliances comprising ceramic hob with stainless steel splashback and matching cooker hood above and electric oven beneath. Space for fridge/freezer, plumbing for washing machine, double panelled radiator, double glazed window overlooking the garden and vinyl floor covering. Built in shelved pantry cupboard with double glazed window with frosted glass, ceiling light point and electricity meter.



REAR PORCH

Timber exterior door, built in coal store and CLOAKROOM/WC comprising high flush WC and double glazed window with frosted glass.

FIRST FLOOR LANDING

Double glazed window to the front and loft access.

BEDROOM ONE

3.76m x 3.84m max into recess (12'4" x 12'7" max into recess)



A spacious main bedroom with double glazed window with views over the garden and across to the Clwydian hills, built in wardrobe with hanging rail and shelf, further built in double airing cupboard housing a pre lagged hot water cylinder tank, cold water storage tank and slatted shelving.

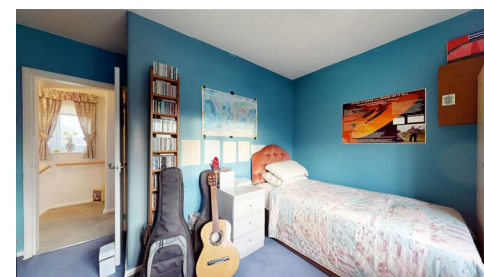


BEDROOM TWO

3.76m x 3.84m max into recess (12'4" x 12'7" max into recess)



A double size room with double glazed window to the rear and double panelled radiator.



BEDROOM THREE

2.74m x 2.77m (9' x 9'1")

Double glazed window to the front and double panelled radiator.

BATHROOM

2.13m x 1.78m (7' x 5'10")



Fitted with a traditional style three piece suite comprising panelled bath with electric shower, pedestal wash basin and low flush WC. Part tiled walls, radiator and double glazed window with frosted glass.

OUTSIDE



Gated pathway leading to the front door.

FRONT GARDEN



Well maintained front lawned garden with established hedging to part. Extended pathways to the side of the property lead through to the rear garden.

REAR GARDEN



To the rear is a good sized fully enclosed garden with vegetable patch, fruit trees, timber garden shed with light and further brick built garden store.



DIRECTIONS

From the agent's Ruthin office proceed down Well Street. On reaching the junction proceed straight across and immediately left onto ??? Street. Proceed straight on following the road up the hill and thereafter onto Mold Road and after approximately 1.5 miles turn left into the centre of Llanbedr village, opposite the Griffin Inn. Follow this road for a short distance and turn right into Maes Derwen whereupon the property will be found on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band C

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

DW/PMW

Amended NAD