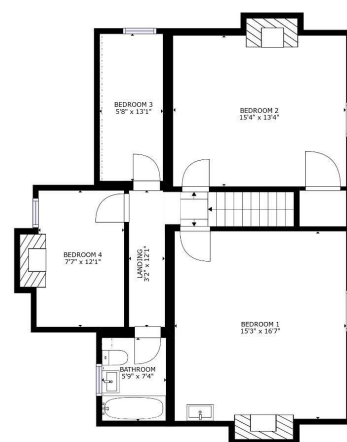




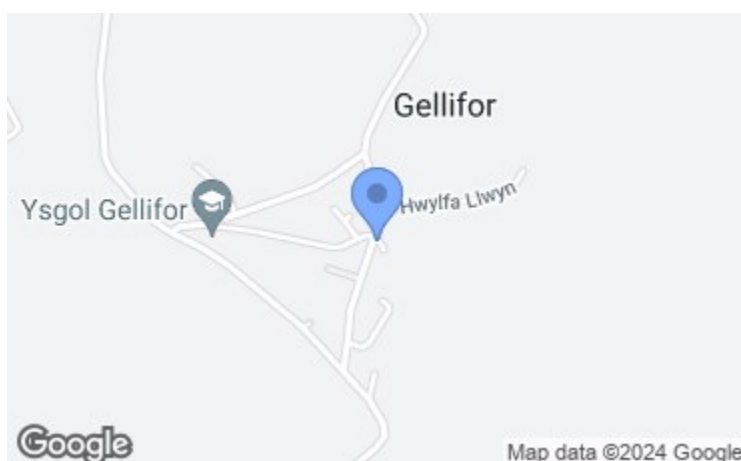
GROSS INTERNAL AREA
FLOOR 1: 885 sq. ft. FLOOR 2: 832 sq. ft.
EXCLUDED AREAS: - REDUCED BEDROOM BELOW 1.2M: 7 sq. ft.
TOTAL: 1817 sq. ft.

Matterport



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| 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 | | 77 |

| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Ty Seren Lon Yr Ysgol
Gellifor, Ruthin, Denbighshire
LL15 1AY

Price
£525,000

A VERY ATTRACTIVE TRADITIONAL STYLE FOUR BEDROOM DETACHED DOUBLE FRONTED HOUSE set within large and mature gardens with delightful views of the Clwydian Hills located in the centre of this popular rural village in the heart of the vale.

Standing almost equi distant between Ruthin and Denbigh, this spacious family home combines traditional features with beamed ceilings in part with modern amenity to include air source heating system. It affords an out built entrance porch, large lounge and separate dining room, breakfast room, modern and extended kitchen/breakfast room, utility room and shower room with WC, first floor landing, two large double bedrooms, inner landing with two further bedrooms and bathroom.

Wide gravelled parking area with paved area and recently refurbished one bedroom cabin with ancillary room, large mature gardens with sweeping lawns and a splendid recently completed home office.

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

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. There are two popular Inns within the area and the house is just off the start of the wooded bridlepath known as Fairy Glen which leads up into the Clwydian Hills.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Panelled and glazed door leading to an out built and enclosed entrance porch with window affording pleasing views towards Moel Famau and the Clwydian Hills, red tiled floor, traditional column radiator.

INNER HALL AREA

Staircase rising off.

LOUNGE

5.03m x 4.47m (16'6" x 14'8")



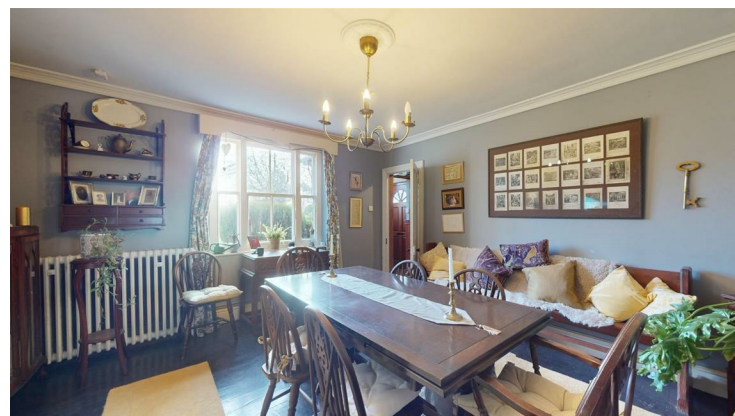
An attractive room with high painted beamed ceiling, feature brick lined chimney breast with raised stone hearth and a multifuel fire grate, fitted cabinets to recesses to either side providing a combination of shelving, cupboards and glass fronted display shelving, sash window to front with pleasing views over the gardens and beyond to the Clwydian Hills, red

tiled floor, enclosed understairs cupboard, traditional column radiator.

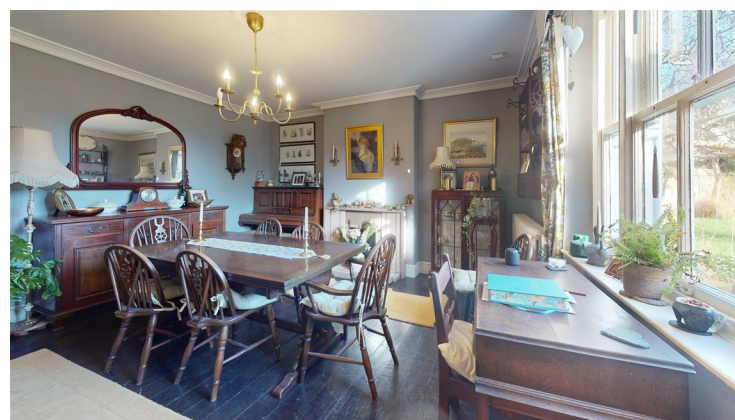


DINING ROOM

4.50m x 4.14m (14'9" x 13'7")



A spacious room also benefiting from pleasing views over the gardens and towards the Clwydian Hills, it has a traditional tiled fireplace and hearth with open fire grate, boarded coved ceiling, pine floorboarding, traditional column radiator.



703030.

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

HE/PMW

DIRECTIONS

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the third exit onto the A494 Mold Road proceeding out of town for some 2 miles and on entering the village of Llanbedr Dyffryn Clwyd turn left onto the B5429 immediately opposite Y Griffin Inn. Continue on this road for some 2.5 miles, continue straight ahead past the left hand turn signposted Llandyrnog and follow the road to the village. On entering the village, bear right at the fork in the road and continue for some 350 yards and turn left in Lon Yr Ysgol. Turn right into the cul-de-sac and bear right and the rear elevation and parking for Ty Seren will be found.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band F

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification 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

GARDENS



The gardens are principally to the eastern side of the house, they provide extensive lawned gardens being bounded by mature hedging to the village road and beyond there are far reaching views across the vale towards Moel Famau and the Clwydian Hills. There is a gravelled pathway to front which leads around to both gable elevations and to the rear of the house. Mature spruce tree to one side with wood chipped area and fire pit.



HOME OFFICE

4.83m x 2.69m (15'10" x 8'10")



Recently converted and refurbished to provide an insulated and lined home office with twin glazed doors opening to a reception room and further enclosed office adjoining, it has electric light and heating



BREAKFAST ROOM

3.53m x 3.86m (11'7" x 12'8")



Painted beamed ceiling, boarded floor, painted panelling to dado in the main, radiator.

KITCHEN/BREAKFAST ROOM

4.60m x 3.84m (15'1" x 12'7")



Fitted with a contemporary range of base and wall mounted cupboards and drawers with an off white finish to door and drawer fronts and contrasting solid oak working surfaces to include a peninsula breakfast bar with under storage. It has a white glazed Belfast sink with mixer tap, space for slot in electric cooker with tiled upstand, Belling extractor hood and light above, vaulted ceiling in part with downlighters and two Velux roof lights, integrated dishwasher, fridge, freezer, riven slate tiled floor, double glazed window, double glazed French doors opening to the west facing and secluded rear patio. Two panelled radiators.



UTILITY ROOM

2.26m x 1.73m (7'5" x 5'8")



Stone floor, fitted worktop, Heatstore for the air source heating system, pressurised cylinder providing domestic hot water and central heating, panelled radiator.

SHOWER ROOM

2.67m x 1.50m (8'9" x 4'11")



White suite comprising corner cubicle, pedestal wash basin and WC, part tiled walls, extractor fan, tiled floor, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

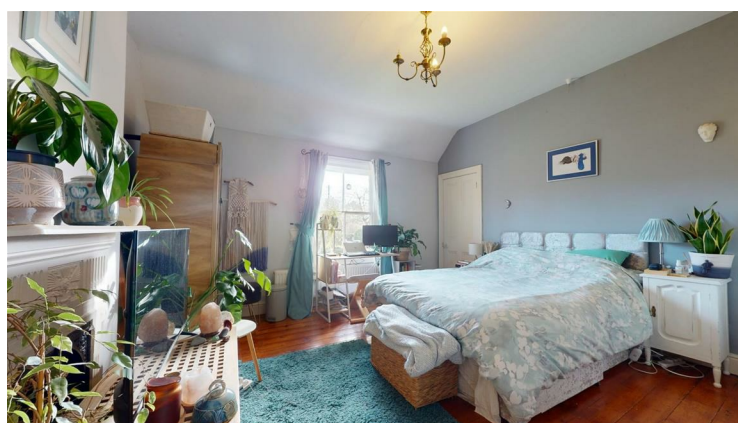
5.05m x 4.65m (16'7" x 15'3")



A spacious room with high vaulted ceiling, sash window with pleasing views towards the Clwydian Hills, painted fire surround with raised hearth (flue not in use), wash basin with tiled splash, pine flooring, panelled radiator.

BEDROOM TWO

4.67m x 4.06m (15'4" x 13'4")



High vaulted ceiling with sash window affording pleasing views towards the Clwydian Hills, fitted cupboard, pine flooring, radiator.

BEDROOM THREE

3.99m x 1.73m (13'1" x 5'8")



Window to side, vaulted ceiling, panelled flooring, radiator.

BEDROOM FOUR

3.68m x 2.31m (12'1" x 7'7")

Ornate cast iron fireplace (not in use), pine flooring, panelled radiator.

BATHROOM

2.24m x 1.75m (7'4" x 5'9")

White suite comprising panelled bath with glazed screen and thermostatic shower over with monsoon style head, pedestal wash basin and WC. Tiled walls, Velux roof light, pine flooring, chrome towel radiator, radiator.

OUTSIDE

Ty Seren is approached from the rear off a small and private cul de sac which leads to a wide gravelled area providing ample space for parking three cars. There is screen privacy fencing and gate leading through to a secluded and sheltered flagged patio with timber framed and galvanised metal log store.

AIR SOURCE HEATING

The property benefits from a Daikin air source heating unit which is installed to the right hand gable which provides domestic hot water and heating.

THE CABIN

4.42m x 3.48m (14'6" x 11'5")

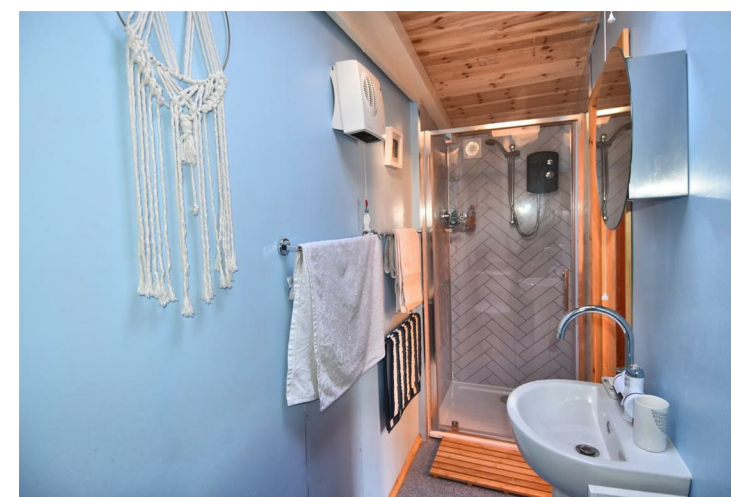


Stable door leading into open plan living bedroom with kitchenette. Insulated and lined in tongue and groove boarding with a shallow pitched roof with two roof lights and two double glazed windows, it has fitted base units with working surface together with space for fridge and a breakfast bar. Fitted cupboard, pine flooring, electric panelled radiator. To the rear is a very useful workroom and the whole is surrounded by a large riven stone effect flagged patio.



EN SUITE SHOWER ROOM

3.56m x 0.94m (11'8" x 3'1")



Large floor level tray with glazed screen and electric shower, pedestal wash basin and WC, boarded ceiling with roof light, floor mounted electric fan heater, storage cupboard.