

3 Ffynnon Bach, Llanellidan, Ruthin, Denbighshire, LL15 2PY

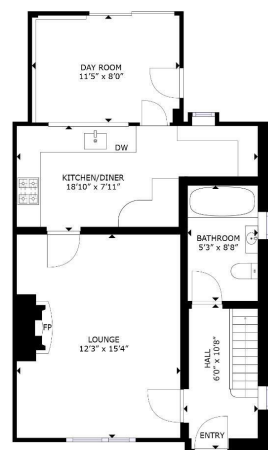
Cavendish
ESTATE AGENTS

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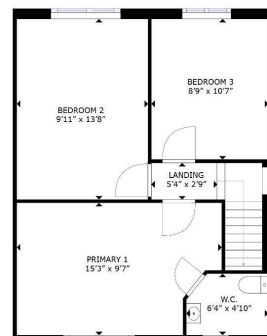
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 152 sq. ft. FLOOR 2: 407 sq. ft.
TOTAL: 559 sq. ft.
GROSS AREA INCLUDING DRIVE/APPENDAGES, ACTUAL MAY VARY.

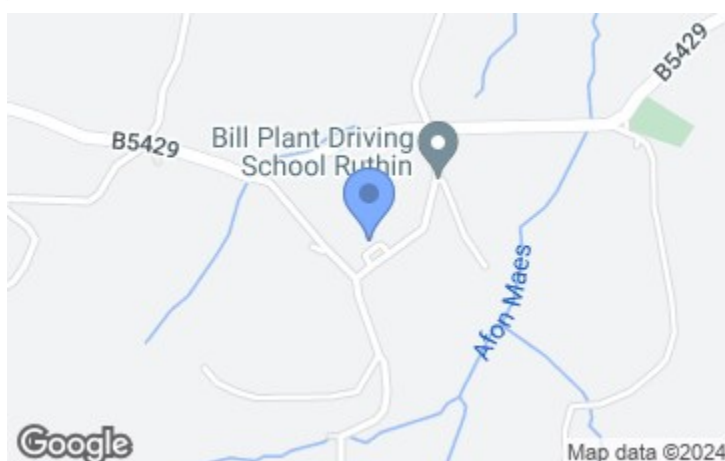
Matterport



FLOOR 2

GROSS INTERNAL AREA
FLOOR 2: 407 sq. ft. FLOOR 1: 152 sq. ft.
TOTAL: 559 sq. ft.
GROSS AREA INCLUDING DRIVE/APPENDAGES, ACTUAL MAY VARY.

Matterport



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		66	80
	EU Directive 2002/91/EC		

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			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

3 Ffynnon Bach
Llanellidan, Ruthin, Denbighshire,
LL15 2PY

Price
£260,000

A RECENTLY MODERNISED AND REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE standing within very large and impressively landscaped gardens with a mainly wooded and rural aspect located within a small residential cul de sac just off the village centre some 5 miles from Ruthin.

The accommodation has been refurbished to a high standard and affords replacement double glazed windows and external doors to the main, modern oil fired heating system with a Worcester combination boiler. It affords entrance hall, lounge with feature fireplace, luxury fitted kitchen/diner with some integrated appliances, day room, luxury bathroom suite, first floor landing, bedroom one with en-suite cloakroom with space for shower, two further double bedrooms. Much larger than average corner plot having benefited from extensive landscaping with wide patios, slated areas, lawns and garden shed.

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.



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LOCATION

Llanelidan is a Hamlet nestling in a secluded rural setting within the Nantclwyd Estate about 1.25 miles from the A494(T) Ruthin to Corwen Road some 5 miles from Ruthin and 17 miles from Mold. Llanelidan is centred on a small church, noted Inn and village cricket ground. The nearby market town provides an excellent range of facilities including secondary school, whilst there are primary schools in the villages of Pentrecelyn and Pwllglas as well as in the town. Ruthin golf club is situated in Pwllglas some 3.5 miles distant.

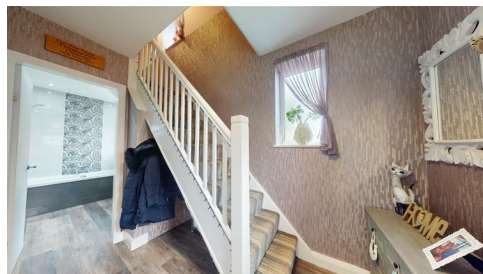
THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Dark anthracite and contrasting white composite and double glazed front door leading to entrance hall.

ENTRANCE HALL

3.25m x 1.83m (10'8" x 6')



Staircase rising off, double glazed window to side gable, woodgrain effect floor finish, panelled radiator.

LOUNGE

4.67m x 3.73m (15'4" x 12'3")



An attractive room with a wide modern double glazed window to front, feature Adams style fireplace and hearth with an inset coal effect electric fire, TV point, fitted shelving to recess, woodgrain effect floor finish, panelled radiator.



KITCHEN

5.74m max x 2.41m (18'10" max x 7'11")

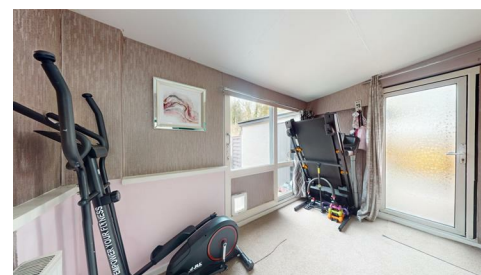


Completely refurbished with an extensive range of base and wall mounted cupboards and drawers with a light grey finish to drawer and door fronts and contrasting solid granite and stone effect working surfaces to include an inset white glazed Belfast sink with stainless steel mixer tap above, space for slot in range cooker with LPG gas supply, dark glass upstand and a large extractor hood with lights above, integrated fridge and dishwasher, fitted breakfast bar and further cupboards to one side also providing housing for a modern Worcester oil fired combination boiler providing heating and hot water, downlighters to wall units, woodgrain effect floor finish, modern and vertical column panelled radiator.



DAY ROOM

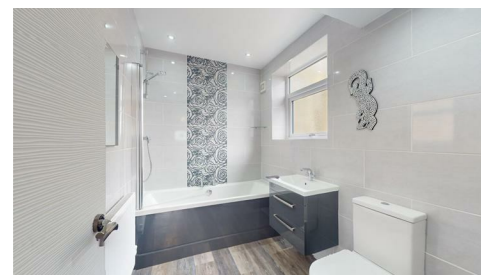
3.48m x 2.44m (11'5" x 8')



Double glazed door to side, wide double glazed window overlooking the secluded patio, panelled radiator.

BATHROOM

2.64m x 1.60m (8'8" x 5'3")



Luxury bathroom suite

FIRST FLOOR LANDING

BEDROOM ONE

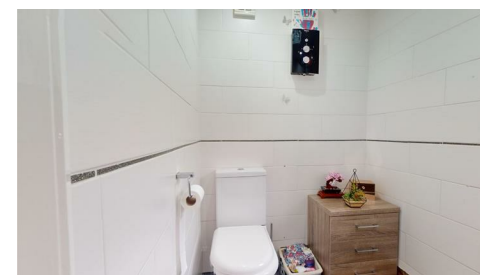
4.75m x 2.92m (15'7" x 9'7")



A spacious double bedroom to the front of the house with ceiling downlighters, wide double glazed window, panelled radiator.

EN SUITE CLOAKROOM

1.93m x 1.47m (6'4" x 4'10")



Benefiting from space and plumbing for an electric shower, it has a white suite with vanity and bowl, low level WC, fully tiled walls with extractor fan, ceiling downlighters, double glazed window, panelled radiator.

BEDROOM TWO

4.17m x 3.02m (13'8" x 9'11")



Double glazed window with a pleasing aspect over the extensive rear garden, TV point, panelled radiator.

BEDROOM THREE

3.23m x 2.67m (10'7" x 8'9")



Double glazed window with views over the rear garden, panelled radiator.

OUTSIDE



The property forms part of a small development just a short distance from the village centre. It stands in a particularly large corner plot with very extensive gardens to the rear and one side. To the front is a small garden with hedge and gated entrance together with slated pathway and lawn.



The rear garden can only be fully appreciated on inspection, it has benefited from a major programme of landscaping undertaken over several years to provide a very impressive garden in terraced form. There are wide flagged and gravelled patios together with three main raised areas with lawns interspersed with further paved patios and slated areas and to the rear is raised hard standing with timber framed and panelled garden shed. The boundaries have also been re-fenced in modern screen panelling. Adjoining the rear is a very useful garden store and a further secluded patio area which adjoins the sun room.



DIRECTIONS

From the agent's Ruthin office proceed across the square and onto Castle Street and follow the road out of town for some 2 miles proceeding through the village of Pwll Glas and continue for a further 1 mile and on reaching the long straight with a beech hedge which delineates the Nant Clwyd Estate take the next left turning signposted Llanelidan. Follow the country lane to the village proceeding over the minor cross roads and continue for a further 400yds whereupon Bryn Fynnon will be found set back on the right hand side.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band C

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 703030.

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

HE/PMW