

2 Caer Felin, Llanrhaeadr, Denbigh, Denbighshire, LL16 4PR

Cavendish

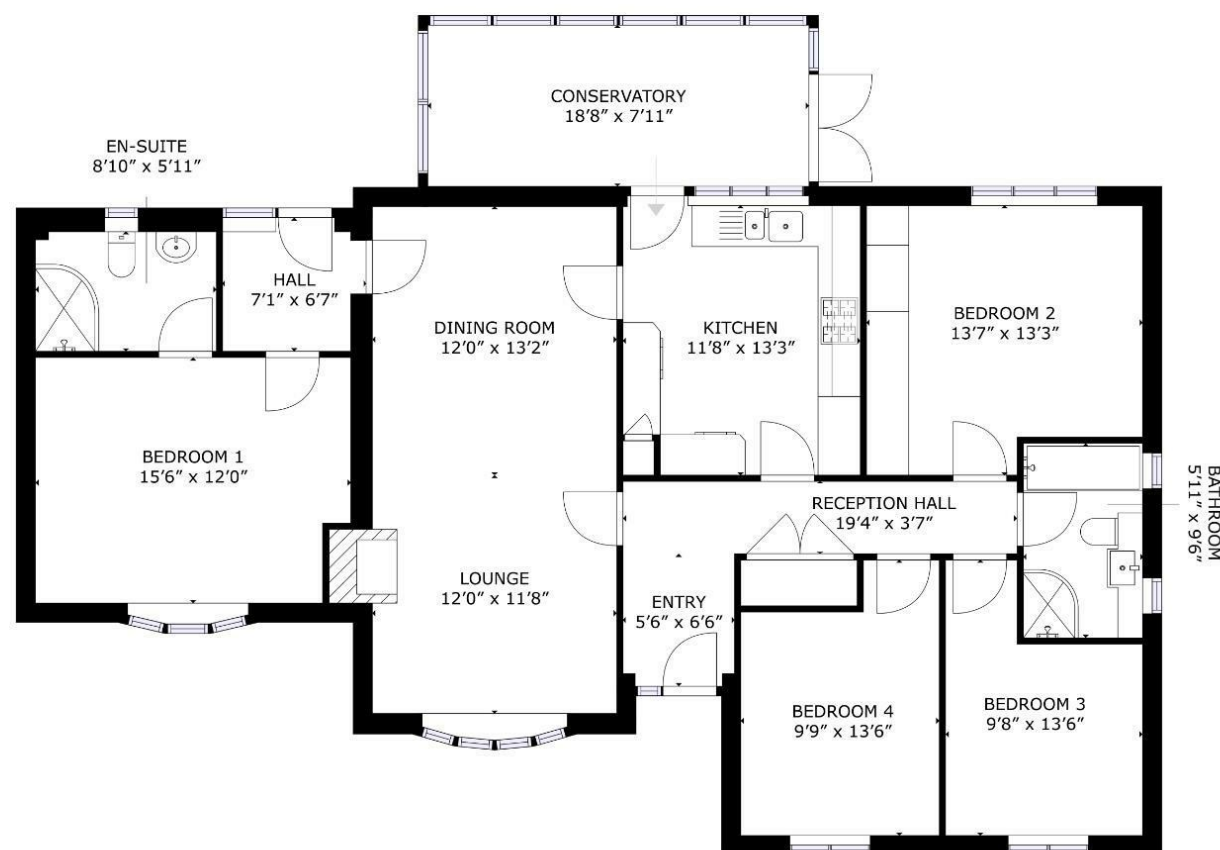
ESTATE AGENTS

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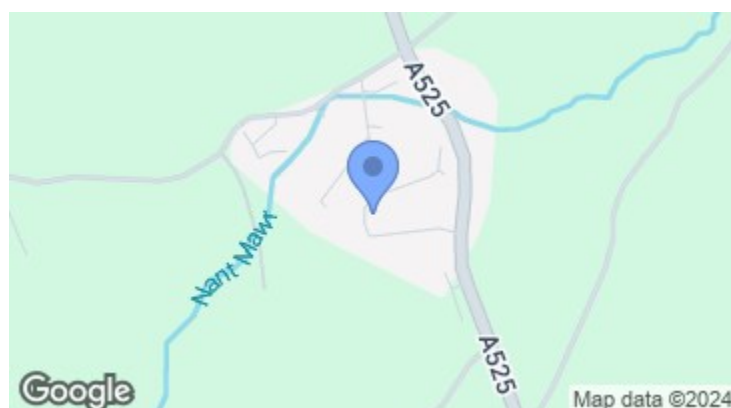
www.cavendishproperties.co.uk



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1634 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
70	83

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(82 plus) A
(61-91) B
(49-60) C
(35-48) D
(21-38) E
(1-20) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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Llanrhaeadr, Denbigh, Denbighshire,
LL16 4PR

Offers Around
£325,000

AN EXTENDED 4 BEDROOM DETACHED BUNGALOW WITH CONSERVATORY AND A LARGE DETACHED GARAGE STANDING IN A WIDE CORNER PLOT IN THIS POPULAR RESIDENTIAL CUL-DE-SAC CLOSE TO THE VILLAGE CENTRE AND ALMOST EQUIDISTANT BETWEEN RUTHIN AND DENBIGH.

Offering spacious and versatile rooms it affords a canopy entrance, L-shaped hall, through lounge/dining room. fitted kitchen/breakfast room, large conservatory, side hall/ study, bedroom 1 with en-suite shower room, 3 double bedrooms and modern luxury bathroom with shower.

Wide brick paved drive with space for 4 cars, 21' x 12' detached garage, open plan lawn gardens to front and one side, enclosed and private garden to rear.

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.



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LOCATION

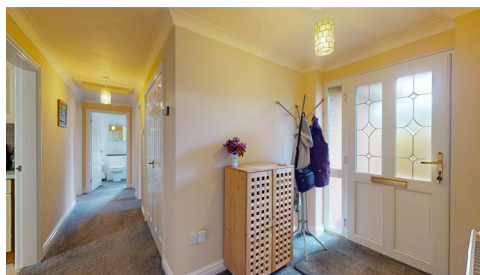
Llanrhaeadr is a small village community standing just off the A525 Ruthin to Denbigh road, some fourteen miles from Mold. There is an Inn, village store, popular restaurant and primary school nearby whilst both towns provide a wide range of facilities.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with outside light point, UPVC double glazed front door with matching panel to side leading to reception hall.

RECEPTION HALL



L shaped reception hall, coved ceiling, access to roof void, built in double door linen cupboard with slatted shelving and a lagged cylinder with immersion heater, panelled radiator.

THROUGH LOUNGE/DINING ROOM

7.57m x 3.66m (24'10" x 12')



Spacious room with a shallow bow window to the front elevation with double glazed units, coved and artexed ceiling, Adams style fireplace with a white marble insert and hearth, white marble fire surround and a fitted coal effect electric fire. Two panelled radiators.



KITCHEN/BREAKFAST ROOM

3.56m x 4.04m (11'8" x 13'3")



Fitted with a range of base and wall mounted cupboards and drawers with a light cream toned finish to door and drawer fronts and contrasting roll edge working surfaces to include an inset one and half bowl sink with mixer tap and drainer, inset four ring gas hob with concealed hood above, integrated double oven, void and plumbing for washing machine, space for dishwasher, further space for fridge, fitted breakfast bar, tiled splashbacks, coved ceiling, panelled radiator. Double glazed window and double glazed door to rear opening to a large conservatory.



CONSERVATORY

5.69m x 2.41m (18'8" x 7'11")



A large room with views across the development towards the Clwydian Hills, it has double glazed windows and twin doors leading to a secluded side patio. Panelled radiator.

INNER HALL/STUDY

2.16m x 2.01m (7'1" x 6'7")



Located off the lounge with double glazed door and window leading to the rear garden, access to roof void, panelled radiator.

BEDROOM ONE

4.72m x 3.66m (15'6" x 12')



A spacious double bedroom forming part of the more modern extension, it has wall light points, coved ceiling and panelled radiator.

EN SUITE SHOWER ROOM

2.69m x 1.80m (8'10" x 5'11")



White suite comprising large corner cubicle with glazed screen and electric Mira shower, pedestal wash basin and WC, stone effect wall boarding to the shower area and fully tiled walls to the remainder interspersed with Grecian motifs and dado, tiled floor, double glazed window with extractor fan, panelled radiator.

BEDROOM TWO

4.14m x 4.04m (13'7" x 13'3")



Double glazed window with views across the village towards Moel Famau and the Clwydian Hills, coved ceiling, fitted wardrobes to one wall comprising two double and two single door robes providing a combination of hanging rails and shelving together with fitted dressing table and locker storage cupboards over. Panelled radiator.

BEDROOM THREE

4.11m x 2.95m including door recess (13'6" x 9'8" including door recess)



Double glazed window to front, coved ceiling, panelled radiator.

BEDROOM FOUR

4.11m x 2.97m including door recess (13'6" x 9'9" including door recess)



Double glazed window to front, coved ceiling, panelled radiator.

BATHROOM

2.90m x 1.80m (9'6" x 5'11")



Recently refurbished with a quality white suite comprising panelled bath within a tiled surround, combination shower and tap unit, large corner shower cubicle with thermostatically controlled shower valve together with monsoon head over, fitted cabinet to one wall incorporating wash basin and low level WC, wall boarding to the shower area, fully tiled walls to the remainder, two double glazed windows, high gloss boarded finish to ceiling with downlighters and extractor fan, wall mounted mirror with back light, slate effect tiled floor, chrome towel radiator.

OUTSIDE



The property stands in a large corner plot with a wide brick paved drive leading into the right hand side providing ample space for parking four cars and access to a detached garage. The front garden is mainly open plan with lawns and established and well stocked flower and shrub borders. There is gated access to the rear where there is a good sized private lawned garden with screen fencing to three sides, paved pathways and timber framed and panelled garden shed.

DETACHED GARAGE

6.40m x 3.76m (21' x 12'4")

Modern roller shutter door to front, electric light and power installed, personal door to side.

DIRECTIONS

From the agent's Ruthin office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. Follow the road to the roundabout, continue straight ahead and proceed through the village of Rhewl to Llanrhaeadr. On entering Llanrhaeadr and on passing the new residential development take the first left into Llys Gwillam and follow the road around to the right upon No.2 Caer Felin will be found immediately on the right hand side.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band E

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.

VIEWING

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

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

HE/PMW