

1 Cwrt Arthur, Rhewl, Ruthin, Denbighshire, LL15 2UJ

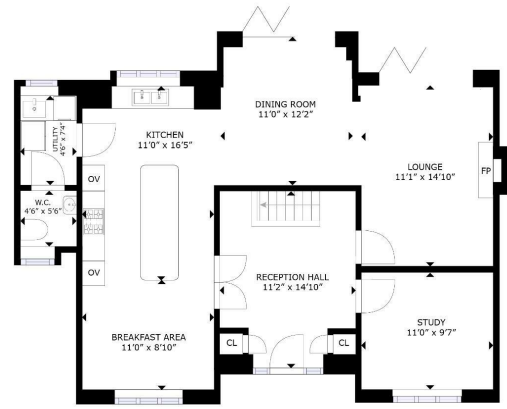
Cavendish
ESTATE AGENTS

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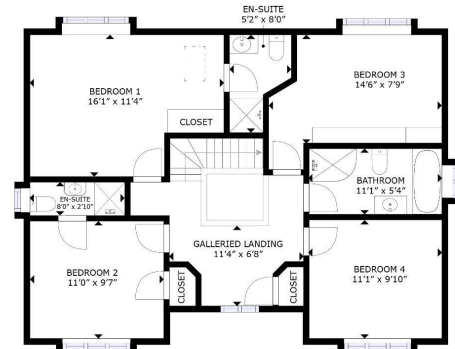
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FLOOR 1

GROUND INTERNAL AREA
FLOOR 1: 105.00 sq. ft. (10.00 sq. m)
TOTAL: 1,045.00 sq. ft. (96.50 sq. m)

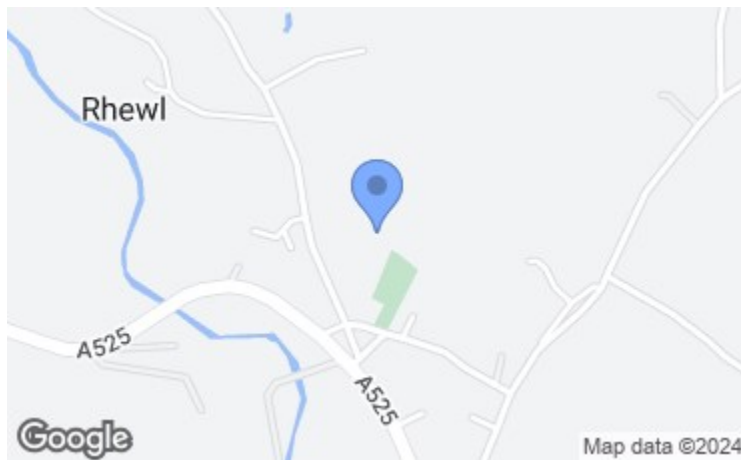
Matterport



FLOOR 2

GROUND INTERNAL AREA
FLOOR 2: 105.00 sq. ft. (10.00 sq. m)
TOTAL: 1,045.00 sq. ft. (96.50 sq. m)

Matterport



Energy Efficiency Rating	
Current	Potential
87	100
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 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	

1 Cwrt Arthur
Rhewl, Ruthin, Denbighshire
LL15 2UJ

Price
£585,000

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.

A VERY SPACIOUS AND HIGHLY APPOINTED FOUR BEDROOM DETACHED HOUSE standing within this noted residential cul de sac just off the centre of the village some 2.25 miles from Ruthin. The property is also a technologically advanced Smart Home.

Architect designed to a modern contemporary style, the house affords a large central reception hall and galleried landing, open plan lounge and adjoining dining room, both with bi fold patio doors opening to the private rear garden, large through kitchen/breakfast room with a contemporary range of units, central dais and fitted appliances, study, utility room and cloaks. First floor bedroom one with en suite, guest bedroom with en suite, two further double bedrooms and luxury bathroom.

Wide driveway for three cars. Detached double garage and private gardens to rear with large summer house/home office. Inspection highly recommended.



www.cavendishproperties.co.uk

LOCATION

Rhewl is a popular rural village standing in the heart of the Vale of Clwyd. There is a very popular village hall together with children's playground, sports field and tennis court whilst the nearby market town of Ruthin provides a wide range of shops, secondary schools and leisure facilities.

THE ACCOMMODATION COMPRISES

SMART HOME

The property is a technologically advanced, Smart Home, Heating (TADO) and Lighting (LightWave) can be either voice or app operated through the likes of Siri and Alexa, programmed to activate/deactivate by the presence of occupants saving energy when no one is home etc. The 4 x downstairs underfloor Heating Zones as well as each radiator on the first floor are individually controlled by Smart Thermostats. The property is fitted with four Ubiquiti Unifi WiFi Access points, one on each floor as well as one for external use and one in the garage.

AIR CONDITIONING

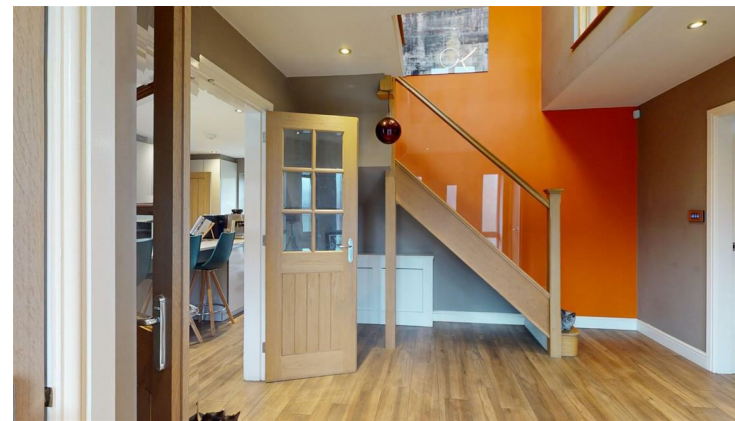
Air-conditioning is available throughout the ground floor with an air-conditioning unit fitted in the dining room, which we understands cools the whole of the downstairs.

FRONT ENTRANCE

Canopy entrance with outside light points, composite and wood grain effect double glazed door with contrasting double glazed panels to either side leading to reception hall.

RECEPTION HALL

4.27m x 3.40m (14' x 11'2")

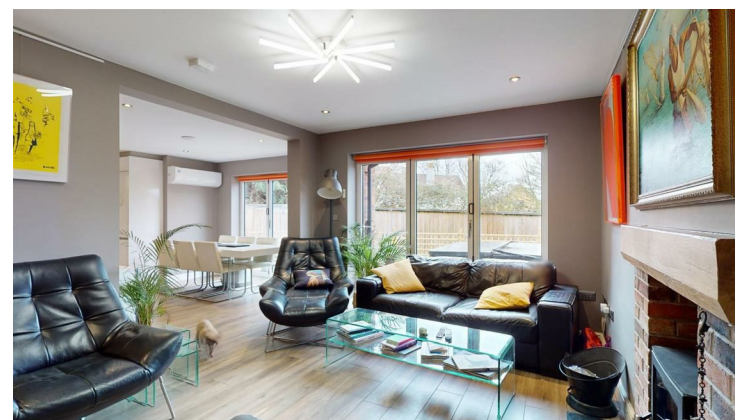


Spacious central reception hall with a fine oak and glass balustrade staircase rising to the first floor galleried landing, ceiling downlighters, fitted cupboard with shelving, cloaks cupboard with hooks, wooden style tiles.



LOUNGE

4.52m x 3.40m (14'10" x 11'2")



An attractive room with a feature brick lined fireplace with

DOUBLE GARAGE



Two roller shutter doors leading in (both electrically operated) with electric light and power installed. The garage is fitted with soft warm LED lighting panels, painted walls, a fully insulated ceiling, a storage loft, Klikflor garage floor tiles and an air-conditioning/heating unit.

REAR GARDEN

The rear garden benefits from screen fencing with pedestrian gate access. There is a wide flagged patio extending across the majority of the rear elevation and widens to the right hand side together with adjoining shaped lawn, approximately 6' screen fencing.

SUMMER HOUSE

A large purpose built timber framed and panelled summer house with raised deck and deep veranda, it benefits from electric light and power and is fitted with an air-conditioning/heating unit.

DIRECTIONS

From the Agent's Ruthin Office take the A525 Denbigh Road for some two miles to the village of Rhewl. On entering the village continue to the Drivers Inn and turn immediately right. Continue for some 50 yds and on reaching the 'T' junction bear left and Cwrt Arthur will be found on the right hand side.

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 703030.

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

HE/PMW

BEDROOM THREE

4.42m x 2.36m (14'6" x 7'9")



Double glazed window to front, wall mounted air conditioning unit, panelled radiator.

BEDROOM FOUR

3.38m x 3.00m (11'1" x 9'10")



Double glazed window to front, fitted cupboard, panelled radiator. Wall mounted air conditioning unit.

EN SUITE SHOWER ROOM

2.44m x 0.86m (8' x 2'10")

White suite comprising walk in cubicle with bi fold screen and shower over, wash basin and low level WC. Fully tiled walls, wall mounted mirror fronted medicine cabinet, chrome towel radiator.

BATHROOM

3.38m x 1.63m (11'1" x 5'4")



Luxury white suite comprising panelled bath with combination shower and tap unit, large corner shower cubicle with glazed screen and high output shower with monsoon style head, wall mounted vanity with large bowl and storage cabinet, low level WC. Fully tiled walls, downlighters, chrome towel radiator, mirror fronted medicine cabinet.



OUTSIDE

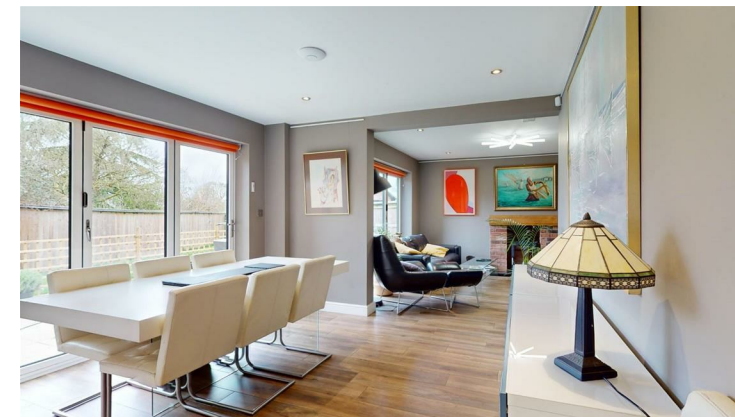
The property stands at the head of this exclusive cul de sac development with open plan lawned gardens to either side of a wide tarmac driveway providing space for parking 2/3 cars and access to a detached double garage.

raised polished granite hearth, supporting timber mantel and a contemporary steel multifuel fire grate. Ceiling downlighters, three section bi fold doors opening to the rear garden, matching floor to hall which extends throughout the majority of the ground floor, TV point. Square archway to open plan dining room.



DINING ROOM

3.58m x 3.43m (11'9" x 11'3")



Designed to take full advantage of the pleasing aspect over the rear garden with three section bi fold doors opening to a wide patio, ceiling downlighters, matching flooring. Air-conditioning unit that serves the entire downstairs floor.



THROUGH KITCHEN/BREAKFAST ROOM

7.67m x 3.35m (25'2" x 11')



A very spacious through room with double glazed windows to two elevations, fitted with a contemporary range of base and wall mounted cupboards and drawers with a white high gloss finish to door and drawer fronts and contrasting white granite working surfaces to include a large central dais with breakfast bar. Inset four ring hob with stone upstand and concealed extractor hood and light, two integrated Siemens ovens, large pan drawers, ample storage cupboards. Inset one and half bowl stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, matching flooring. Large cupboard housing a Con system for the Cat 5 networking and a modern Worcester gas fired boiler providing heating and hot water.



CLOAKROOM
1.42m x 1.37m (4'8" x 4'6")



Wash basin with tiled splash and low level WC, downlighters, matching flooring.

STUDY
3.33m x 2.92m (10'11" x 9'7")



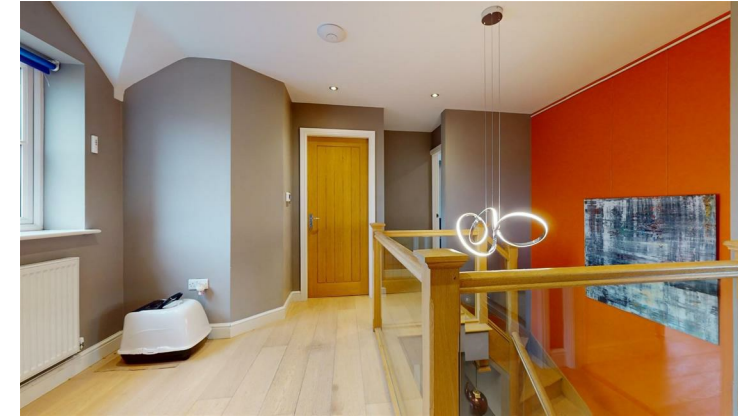
Double glazed window to front, ceiling downlighters, matching flooring.



UTILITY ROOM
2.24m x 1.37m (7'4" x 4'6")

Matching granite worktop with inset sink, fitted cupboard, wall cupboard, void and plumbing for washing machine. Space for American style fridge/freezer with water point, matching flooring.

FIRST FLOOR GALLERIED LANDING
3.45m x 2.03m (11'4" x 6'8")



Downlighters, double glazed window to front. Fitted airing cupboard with pressurised cylinder. Wooden flooring, which extends throughout the first floor accommodation.

BEDROOM ONE
4.90m x 3.58m (16'1" x 11'9")



Spacious room with double glazed window affording a northerly view across the gardens towards the Clwydian Hills, Velux roof light, ceiling downlighters, wall mounted air conditioning unit, panelled radiator.



EN SUITE SHOWER ROOM
2.44m x 1.57m (8' x 5'2")

White suite comprising walk in cubicle with glazed screen and high output shower with monsoon style head, vanity with bowl and low level WC, tiled walls, Velux roof light, downlighters, chrome towel radiator.

BEDROOM TWO
3.35m x 2.92m (11' x 9'7")



Double glazed window to rear, panelled radiator.