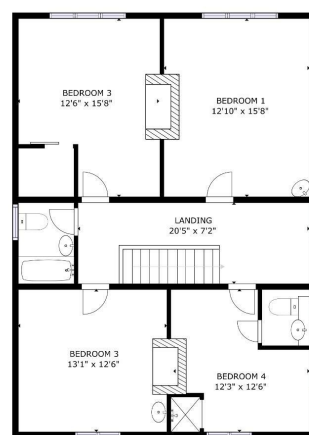
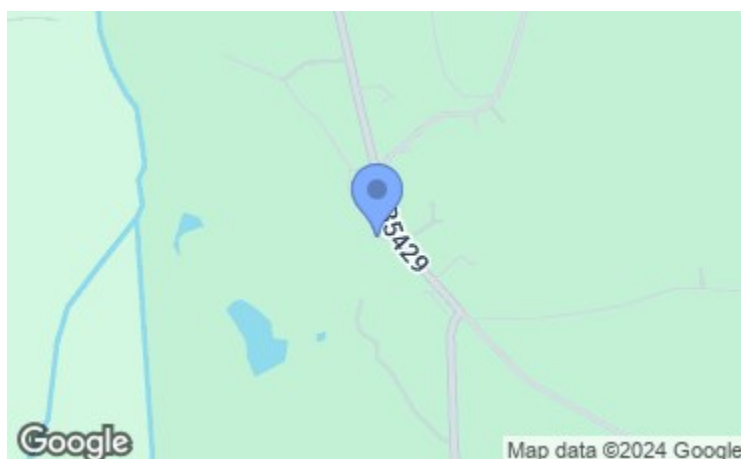


Matterport



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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**Bryn Siriol**  
Graigfechan, Ruthin, Denbighshire  
LL15 2HA

**Price**  
**£600,000**

A VERY SUBSTANTIAL FOUR BEDROOM DETACHED PERIOD HOUSE STANDING IN AN ENVIABLE SETTING amidst grounds of about 0.66 acre commanding a splendid south and westerly aspect over the vale towards the Berwyn mountains and Ruthin. Located just off the village centre off a minor private lane, this imposing house is designed to a very spacious plan. It affords an out built side entrance porch opening to a fine central hall with original hardwood staircase, lounge and dining room both with French doors opening to a splendid sun lounge which is a recent addition designed to take full advantage of the outstanding views, breakfast room with briquette fireplace, modern fitted kitchen and rear porch/utility. First floor large central landing, four double bedrooms, one with en suite facilities, family bathroom. Lower ground floor basement providing two store rooms with an enclosed side entrance hall which leads up to the main hall and adjoining cloakroom. Detached double garage with 7kw electric vehicle charging point, further gated entrance providing additional parking to the front of the house, wide and mature lawns with gravelled pathways and timber framed summer house. Large sloping gardens beyond providing a haven for wildlife which have been developed over many years.

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

Graigfechan is a popular rural village standing on the western slopes of the Clwydian Hills some 4 miles from the market town of Ruthin and conveniently placed some 14 miles from Wrexham and 12 miles Mold. The nearby town of Ruthin provides a wide range of facilities catering for most daily requirements with primary school in the village of Pentrecelyn approximately 1.25 miles distance and secondary school in Ruthin.

#### THE ACCOMMODATION COMPRISES

##### FRONT ENTRANCE

Out built front entrance with a leaded glazed and panelled door leading to porch.

##### PORCH

2.34m x 1.45m (78 x 49)

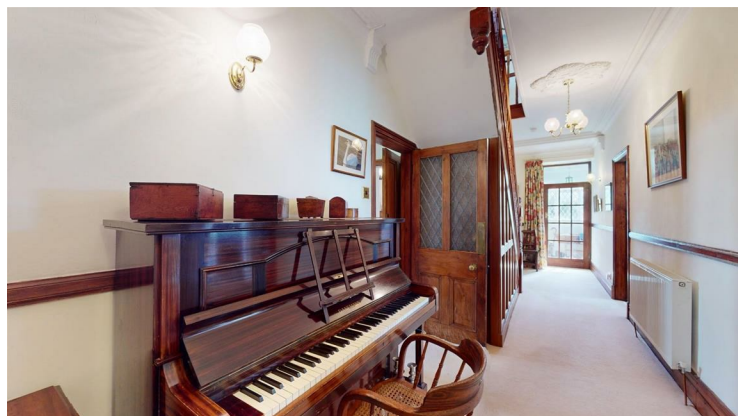
Two original leaded glazed down patterned windows with far reaching views across the vale, red tiled floor. Glazed door leading to reception hall.

##### RECEPTION HALL

8.74m x 2.13m (288 x 7)



An elegant reception hall with fine polished hardwood staircase rising off with turned spindles and pitch pine panelling to include an understairs cupboard, high moulded coved ceiling, dado rail, wall light points, panelled radiator. Panelled door from hall leading to side cloaks and access to the lower ground floor.



#### LOUNGE

5.31m x 3.91m (175 x 1210)



A spacious and well lit room designed to take full advantage of the far reaching south and westerly views across the vale, it has two double glazed doors opening to the large summer room/conservatory. Cast iron decorated fire surround with raised hearth and ornate freestanding multifuel stove, high moulded coved ceiling with picture rail, dado rail, TV point, wall light points, radiator.



#### SUN LOUNGE

7.98m x 2.34m (262 x 78)



A recent addition to the house, it provides a splendid vista with breath taking and panoramic views across the vale towards the Berwyns in the southwest and



#### ADDITIONAL LAND

Please note that the property benefits from a further driveway located to the other side of 'Monfa' the neighbouring house on the lane, and is an ideal area for additional car parking and for a caravan or boat.

#### DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road, bear right, Follow the road out of town for some two miles to the village of Llanfair Dyffryn Clwyd. On passing the White Horse Inn turn left signposted Graigfechan and follow the road down to the staggered crossroads and turn right towards the village. On entering Graigfechan, proceed past the Three Pigeons Inn, down the dip and up the far side. Continue into the village centre, and just opposite the semi-detached houses on the left is a private lane on the right which leads down to the house which is the second on the left.

#### TENURE

Believed to be Freehold.

#### AGENTS NOTE

The property is understood to be connected to mains water, electricity and drainage. There is no mains gas in the village and the heating is oil fired.

#### COUNCIL TAX

Denbighshire County Council - Tax Band G

#### 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

**OUTSIDE**



The property stands in a secluded setting off a minor unadopted lane leading to this and adjoining property. There is a wide parking area for two cars together with a "pod point" 7kw electric charging point.

**DETACHED DOUBLE GARAGE**

5.32 x 5.04 (175' x 166')

Modern electrically operated roller shutter door leading in, electric light and power, two single glazed windows, personal door to side.

**GARDENS**



The house stands within formal and informal grounds which extend to approximately 0.66 acre in total. The house stands to the higher point with twin entrance gates leading in from the unadopted road, the upper gate being a six bar gate with pedestrian gate to side leading to a gravelled secondary drive and access to the front porch. There are informal gardens mainly laid to lawn interspersed with a variety of specimen shrubs, fruit trees, raised rockery edge borders and log store. The gardens extend to the southern side where there is a timber framed summer house on a concrete base arranged almost due west to take full advantage of the far reaching views. There is a further timber framed and panelled garden shed, lower lawn with gravelled pathways which extend around to the western elevation with

lawned area below the sun lounge which extends around via steps to the rear of the garage and lower entrance.

**UNDERCROFT**

There is a very useful undercroft to the sun room with reasonable headroom providing a very useful garden store room.

**INFORMAL GROUNDS**

To the lower part of the property is a large area of sloping ground which is a haven for birds, natural fauna and native wild flowers which provide interest and colour throughout the seasons together with space for a southwest facing kitchen garden. There are a number of mature trees and in all provides an idyllic and peaceful setting.



along the vale towards the North Wales coast and the town of Ruthin. It has full depth double glazed windows together with a pitched and lined roof with four double glazed clear glass roof panes, double glazed door leading to the garden. Oak flooring. Twin glazed double glazed doors opening to dining room.



**DINING ROOM**

5.31m x 3.91m (175' x 1210')



A spacious room with a stone lined fireplace and hearth with an ornate fire surround and mantel, high moulded coved ceiling with picture rail, oak flooring, two panelled radiators.



**BREAKFAST ROOM**

4.06m x 3.89m (13'4" x 12'9")



Dual aspect with two original leaded down patterned windows both with deep tiled sills, high beamed ceiling with plate rail. Dado rail, fine briquette fireplace and raised hearth with open fire grate, fitted cabinet to one side with glazed display cabinet, TV point, pine floorboarding, panelled radiator.



**KITCHEN**

4.34m x 3.86m (14'3" x 12'8")



Fitted with a modern range of base and wall mounted cupboards and drawers with a light toned finish to door and drawer fronts and contrasting wood grain effect working surfaces to include an inset one and half bowl stainless steel sink with mixer tap and drainer, inset four ring electric hob with hot plate,

stainless steel and glass extractor and light above, integrated Russell Hobbs microwave, Electrolux oven, integrated Electrolux dishwasher, fridge, attractive tiled splashback, high beamed ceiling, contemporary column radiator. Double glazed door leading to side porch.



**FIRST FLOOR LANDING**  
6.22m x 2.18m (20'5" x 7'2")



Large central landing with vaulted ceiling with moulded coving, dado rail, panelled radiator.

**BEDROOM TWO**  
4.17m x 3.81m (13'8" x 12'6")



Double glazed window, walk in shower cubicle with bi fold screen, tiled walls and Triton shower, separate cloakroom with modern cabinet with integrated wash basin and low level WC. Panelled radiator.

**BEDROOM FOUR**  
3.81m x 3.73m (12'6" x 12'3")



Leaded window, wash basin with stand and tiled splash, briquette fireplace and raised hearth, panelled radiator.

**SIDE PORCH**



Out built L shaped side porch/utility with space for chest freezer, plumbing for washing machine, Grant oil fired combination boiler providing heating and hot water, double glazed and panelled door leading out.

**CLOAKROOM**



Wash basin, radiator, separate closet with WC.



**BEDROOM ONE**  
4.78m x 3.91m (15'8" x 12'10")



A light and airy room with a high vaulted ceiling, it has a wide double glazed window with deep sill affording south westerly views across the vale, two sets of fitted wardrobes providing hanging rails and drawers, corner vanity with wash basin and storage cabinet, panelled radiator.

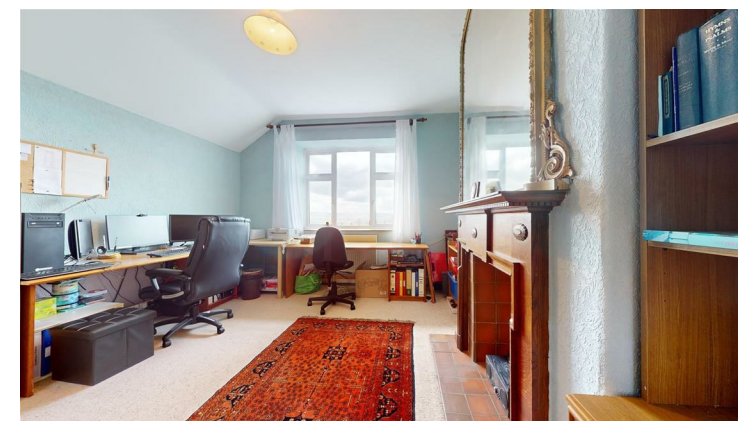


**BATHROOM**



White suite comprising panelled bath with electric shower over, pedestal wash basin and WC. Leaded window, towel radiator.

**BEDROOM THREE**  
4.78m x 3.81m (15'8" x 12'6")



Double glazed window with far reaching south westerly views across the vale, high vaulted ceiling, fine oak fire surround with heather brown tiled insert and hearth, sliding door to former en suite capable of restoration, panelled radiator.

**LOWER GROUND FLOOR**

Approached via a glazed door from the main reception hall, it provides a very useful and adaptable lower area with panelled door opening to the garden. The basement stores are divided into two rooms with approximately 5'10" headroom. Electric light and power installed.