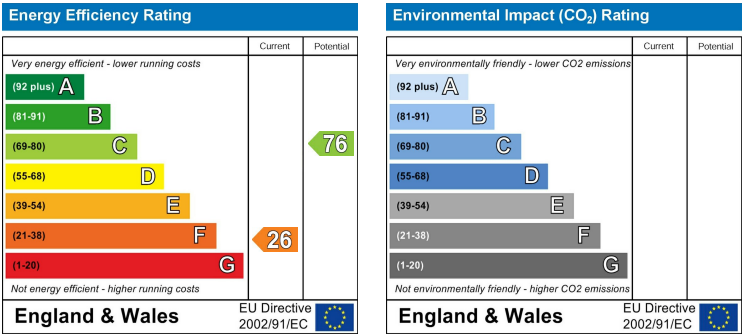
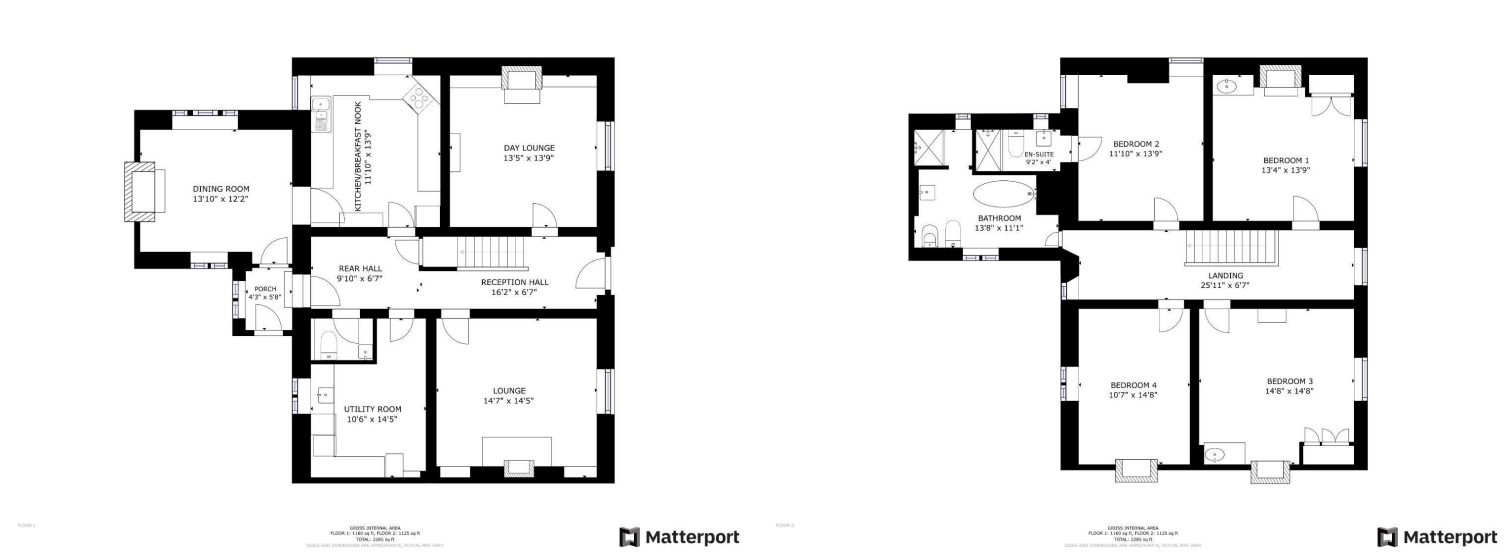




Fron Ganol

Pentrecelyn, Ruthin, Denbighshire

LL15 2HR

Price

£580,000

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 Estate Agents Ltd.

AN ATTRACTIVE DOUBLE FRONTED FOUR BEDROOM DETACHED PERIOD HOUSE set within informal grounds and small paddock extending in total to about 0.93 acre standing in an elevated position above the hamlet of Pentre Celyn with far reaching westerly views across the vale towards Eryri/Snowdonia.

Considered to date from circa1850, the house will lend itself some works of modernisation and improvement, and has potential for extension to create a large family kitchen room to one side.

It has well proportioned rooms arranged around a large through reception hall and landing. It affords lounge with feature fireplace, day lounge, dining room, kitchen, large utility room, cloaks and rear porch, first floor landing, four double bedrooms, one with en-suite, Victorian style family bathroom. The property has benefited from some recent works with replacement cottage style double glazed windows to the majority and complete re-slating of the roof and external redecoration.

Gated entrance to a wide parking area, extensive informal lawns and small paddock.

LOCATION

Located about 0.5 miles from the village of Graigfechan and hamlet of Pentrecelyn it is about 4.5 miles south of the market town of Ruthin and with easy reach of Llandegla with good road links towards Chester and Wrexham.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with glazed and panelled door leading to a long central hall.

HALLWAY

7.92m x 2.01m (26' x 6'7")



Long central hall which extends through the centre of the house with an impressive stone slab floor, fine and wide staircase rising off in pitch pine with enclosed understairs cupboard, panelled radiator.



CLOAKROOM

Wash basin and WC, part tiled walls, stone floor, radiator.

LOUNGE

4.45m x 4.39m (14'7" x 14'5")



An attractive room with substantial chimney breast with stone lined recess, glazed hearth and an enclosed multifuel fire grate, fitted shelving to recesses to either side, heavy beamed ceiling, modern double glazed sash windows with far reaching south westerly views across the vale, large stone slabbed floor, panelled radiator.



VIEWS ACROSS THE VALE



DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right and follow the road out of town for some 2 miles. On entering the village of Llanfair DC continue past the White Horse Inn and take the left turning signposted Graigfechan. Follow the country lane to the staggered crossroads and turn right and continue on the B5429 into Graigfechan. Follow the road through the village centre and take the left fork which leads out of the village towards Llandegla. Continue for about 0.5 mile and in the dip in the road just after a small bridge and the house is on the left just after the minor crossroads.

AGENT'S NOTE

Mains water & electricity. Private drainage.

TENURE

Freehold

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



Paddock



To one side and rear is a small and enclosed paddock ideal for those wishing to keep a small number of livestock.

DAY LOUNGE

4.19m x 4.09m (13'9" x 13'5")



Ornate Victorian style cast iron fireplace with decorative tiling and hearth, fitted bookshelves and cupboards to recesses to either side, modern double glazed sash window, panelled radiator.

KITCHEN

4.19m x 3.35m (13'9" x 11'10")



High and heavy beamed ceiling, range of fitted base units and stone effect working surface to include an inset one and half bowl sink with mixer tap and drainer, inset four ring electric hob and single oven, extractor hood and light above, double glazed window to gable, single glazed window overlooking the rear garden,, red quarry tile floor. Rayburn with hot plate and ovens,



DINING ROOM

4.22m x 3.71m (13'10" x 12'2")



A very attractive room with heavy beamed ceiling, two double glazed windows, partially stone line fireplace with an ornate and enamelled wood burning stove, red quarry tile flooring, panelled radiator.

UTILITY ROOM

4.39m max x 3.20m (14'5" max x 10'6")

Fitted base units with working surface, inset single drainer sink, void and plumbing for washing machine, space for tumble dryer, Trianco oil fired boiler providing domestic hot water and central heating, heavy stone slabbed floor, double glazed window.

REAR PORCH

1.73m x 1.30m (5'8" x 4'3")

Single glazed window to rear, panelled stable type door leading out.

FIRST FLOOR LANDING

7.92m x 2.01m (26' x 6'7")



Large through landing with modern double glazed sash window to front, further window to rear, access to roof void with a large pull down ladder, panelled radiator.

BEDROOM ONE

4.19m x 4.06m (13'9" x 13'4")



Modern double glazed sash window to front with splendid views in a south and westerly direction across the vale, fitted double door wardrobe together with locker storage cupboards above and vanity with inset bowl, ornate painted cast iron fireplace with hearth (flue not in use), panelled radiator.



BEDROOM TWO

4.19m x 3.61m (13'9" x 11'10")



Two double glazed windows, pine floor boarding, panelled radiator.

EN SUITE SHOWER ROOM

2.79m x 1.22m (9'2" x 4')



White suite comprising a large shower tray with glazed screen and shower, pedestal wash basin with tiled splash and low

level WC, double glazed window, extractor fan, panelled radiator.

BEDROOM THREE

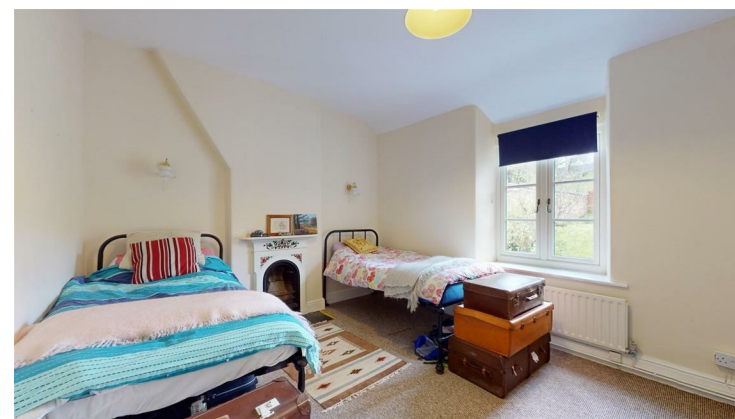
4.47m x 4.47m (14'8" x 14'8")



Fitted wardrobe with high level locker storage cupboards above, fitted vanity with inset bowl, pine boarded floor, modern double glazed sash window, panelled radiator.

BEDROOM FOUR

4.47m x 3.23m (14'8" x 10'7")



Double glazed window to rear, painted cast iron fireplace (not in use), panelled radiator.

BATHROOM

4.17m max x 2.44m extending to 3.38m (13'8" max x 8' extending to 11'1")



A Victorian style suite comprising freestanding roll top bath with claw feet together with combination shower and tap unit, separate walk in shower with glazed screen, pedestal wash basin, bidet and WC, painted wall panelling in part, double glazed windows, airing cupboard with slatted shelving, panelled radiator.

