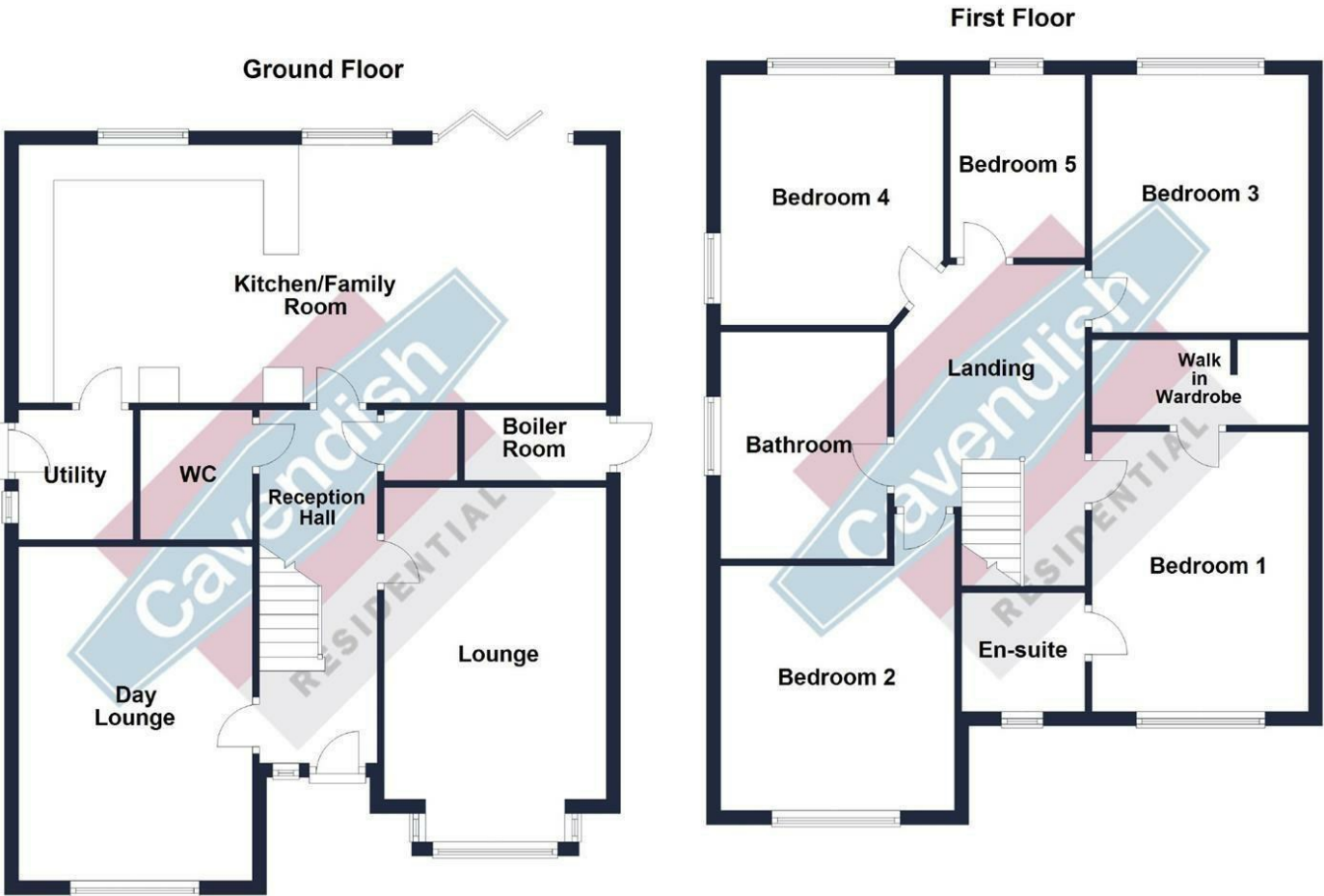


Hazel Bank Clocaenog, Ruthin, Denbighshire, LL15 2AY



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		100	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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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Hazel Bank Clocaenog
Ruthin, Denbighshire
LL15 2AY
Price
£450,000

A highly appointed five bedroom detached house offering very spacious and versatile rooms, set within large gardens to the head of a small private cul-de-sac in the heart of this popular village some five and a half miles west of Ruthin. The accommodation affords: a deep recessed entrance porch, large central hall with luxury shower room with wet floor system and wc, two large lounges, one with bay window, luxury fitted kitchen with a range of integrated appliances and adjoining family room with bi-fold doors opening to the rear garden, utility room, first floor large central landing, principal bedroom with walk-in wardrobe and en suite shower room, four further bedrooms and luxury family bathroom. Oil fired heating with underfloor heating to the ground floor, electro voltaic solar panels and extensive gardens, particularly to the rear and one side with wide parking area.

This beautifully appointed five bedroom detached house forms part of a small private cul-de-sac. The house has been designed to a very spacious plan to provide an ideal family home with well planned rooms arranged around a large central hall and landing. The quality of fitments is to a high standard, particularly to the bathrooms and the luxury kitchen, which has an extensive range of units with beautifully light grey granite working surfaces and a range of built-in appliances. The house benefits from oil fired heating with an underfloor system throughout the ground floor and the property has solar panels to reduce running costs to the minimum. The property stands within extensive gardens, mainly to the rear and one side, within which there is ample space for a detached garage.

LOCATION

Clocaenog is a small rural village located in a secluded position about 1 mile from the B5105 and 5 miles from Ruthin. There is a primary school to the village centre whilst Ruthin provides an extensive range of facilities. Mold is some 16 miles and Chester 30 miles.

THE ACCOMMODATION COMPRISES:

Deep canopy entrance with outside light point and wood grain effect composite double glazed door leading to:

SPACIOUS RECEPTION HALL

5.18m x 1.68m overall (17'0" x 5'6" overall)

Staircase rising off, coved ceiling, enclosed understairs cupboard and a fitted utility cupboard also being the hub for the tv and network cabling.

SHOWER ROOM/WC

1.83m x 1.60m (6'0" x 5'3")



Luxury suite with wet floor system and high output shower, wash basin and wc. Fully tiled floor and walls, extractor fan and towel radiator.

LOUNGE

5.05m including bay x 3.15m (16'7" including bay x 10'4")



Deep square bay window to the front elevation with double glazed windows, coved ceiling, tv and telephone points.

and down Clwyd Street and on reaching the junction with Mwrog Street, bear left. Continue directly over the mini-roundabout into Llanfwrog and on passing the Church, take the second right signposted Galltegfa and Clocaenog. Follow the road up the hill through Galltegfa and after some three miles the lane leads down into the village of Clocaenog. Turn right signposted for Bontuchel/Cyffylliog and the driveway will be found on the left hand side adjoining Glandwr.

AML

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.

VIEWING

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

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

HME/JF

BATHROOM

3.20m x 2.36m (10'6" x 7'9")



Luxury white suite comprising contemporary bath with combination shower/tap unit, large corner cubicle with low level tray, glazed screen and a high output shower with a monsoon style head, pedestal wash basin and low level wc. Attractive marble effect wall tiling to dado, extractor fan, ceiling downlighters, non-slip floor finish and a chrome towel radiator.

OUTSIDE



The property stands within an extensive plot to the right hand side of the cul-de-sac. It benefits from riven stone effect paving with extends round all four sides of the house to include a large patio to the rear.

HEATING & SOLAR PANELS

A new oil fired condensing boiler provides underfloor heating and domestic hot water with an integral boiler room located off the right hand gable with a pressurised cylinder. Photovoltaic panels have been installed to the front roof slope assisting reducing the running costs to the minimum.

GARDENS



The gardens are mainly to either side and to the rear.



TENURE

Understood to be Freehold, subject to verification.

COUNCIL TAX

Denbighshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Ruthin Office proceed across The Square

DAY LOUNGE

4.72m x 3.28m (15'6" x 10'9")



Double glazed window to the front, coved ceiling, tv and telephone point.

KITCHEN/DINING/FAMILY ROOM

8.48m x 3.66m (27'10" x 12'0")



A very spacious and adaptable room, which is well lit with two double glazed windows and double glazed three section bi-fold doors opening to the rear garden and patio. The kitchen is comprehensively fitted with a contemporary range of base and wall mounted cupboards and drawers with a light grey tone finish to door and drawer fronts complemented by splendid solid granite working surfaces with upstand, window sill and splashback to the hob. It includes an inset 1½ bowl composite sink with pewter style mixer tap, inset four-ring ceramic hob with stainless steel extractor hood and light

over, pan drawers, integrated dishwasher and built-in Lamona double oven. Deep housing for American style fridge freezer, stone effect ceramic tile flooring, ceiling downlighters and coved ceiling.



UTILITY ROOM

1.78m x 1.57m (5'10" x 5'2")



Matching base unit, void and plumbing for washing machine and wood grain effect working surface with inset single drainer sink. Composite double glazed door and window to the side. Extractor fan and matching flooring.

FIRST FLOOR LANDING



A spacious central landing with coved ceiling and panelled radiator.

BEDROOM ONE

3.81m x 3.18m (12'6" x 10'5")



Wide double glazed window with an open aspect across the cul-de-sac, coved ceiling and radiator.

WALK-IN WARDROBE

3.18m x 1.22m (10'5" x 4'0")

A very useful room with a range of fitted shelving and hanging rail.

LUXURY EN SUITE SHOWER ROOM

1.68m x 1.63m (5'6" x 5'4")



Large corner cubicle with floor level tray, vanity unit with bowl and low level wc. Attractive wall tiling in the main to dado, ceiling downlighters with extractor fan, non-slip floor finish and panelled radiator.

BEDROOM TWO

3.48m x 3.35m + deep door recess (11'5" x 11'0" + deep door recess)



Double glazed window with aspect along the drive, coved ceiling and radiator.

BEDROOM THREE

3.66m x 3.18m (12'0" x 10'5")



Double glazed window, coved ceiling and radiator.

BEDROOM FOUR

3.58m x 3.15m (11'9" x 10'4")



Two double glazed windows, coved ceiling and radiator.

BEDROOM FIVE

2.59m x 1.91m (8'6" x 6'3")



Double glazed window, coved ceiling and radiator.