

**Llwyn Onn,**  
Galltegfa, Ruthin, Denbighshire  
LL15 2AR

**Price**  
**£300,000**

A greatly extended three bedroom semi-detached country cottage combining a wealth of original features associated with a period home with modern amenity, standing within large gardens of about 0.18 acre on this noted country lane setting with views towards the Clwydian Hills, some 1.5 miles from Ruthin.

The house benefits from a large two storey extension to the rear to provide a versatile family home with modern fitted kitchen, bathroom and recently installed air-source heating.

It affords an outbuilt entrance porch, lounge, day room, study, modern fitted kitchen with large adjoining dining room / family room;

first floor landing, three bedrooms, modern bathroom. Bespoke double glazed hardwood framed window.

Large and very private gardens to rear with lawns, mature hedging and a secluded decked patio adjoining the cottage.

INSPECTION HIGHLY RECOMMENDED.

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

Galltegefa is a noted rural area some 1.5 miles southwest of the market town of Ruthin. The cottage stands on a minor country lane with pleasing views to the front towards Clwydian Hills and with a long garden to rear.

## THE ACCOMMODATION COMPRISES

Outbuilt larch clad entrance porch with part glazed door in. Inner door to Day Room.

## DAY ROOM

4.22m' x 3.76m (13'10' x 12'4')



Feature stone chimney breast with recess and hearth. Open beamed ceiling, window seat and radiator.



## LOUNGE

4.14m x 3.23m (13'7' x 10'7')



Outbuilt stone fireplace with Defra approved wood burning stove, 2 wall light points, window seat, open beamed ceiling, TV and telephone point, radiator.



## UTILITY ROOM/INNER HALL

3.96m x 3.15m overall (13' x 10'4' overall)



To include staircase rising off, former outbuilt stone fireplace

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

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

HE/SC



### AGENTS NOTES



### AIR SOURCE HEATING UNIT

### TENURE

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.

### 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.

### 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.

### VIEWING

which has been designed to incorporate a fridge and freezer. Telephone point, recess, radiator.

### KITCHEN

3.23m x 3.05m (10'7" x 10')



A spacious and modern fitted kitchen in white gloss finish with a range of base cupboards and drawers. It includes a single drainer sink with mixer tap, white tiled splashback, fitted single oven/grill and extractor fan, fitted washing machine and dishwasher. Halogen downlighters and attractive slate-effect floor tiling. Square archway opening to Dining/Family Room.



### DINING/FAMILY ROOM

4.22m x 3.76m (13'10" x 12'4")



The room is designed to take advantage of the pleasing aspect over the rear garden and patio. There are two hardwood double glazed French doors opening out, ceiling downlighters, matching slate-effect floor tiling, TV point and radiator.



### FIRST FLOOR LANDING

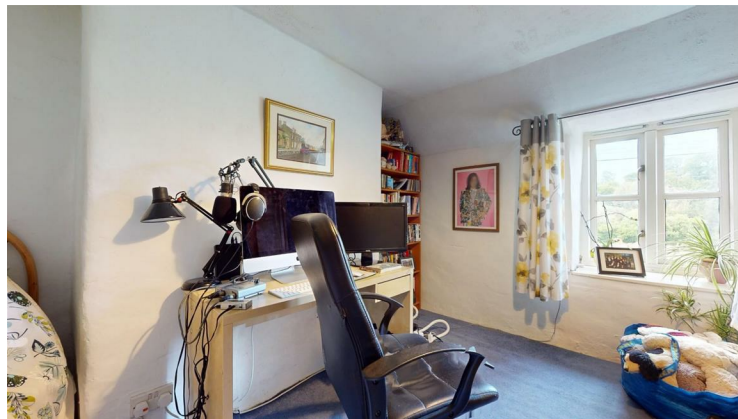
An L-shaped landing with built-in double door airing cupboard with pressurised cylinder.

**BEDROOM ONE**  
4.04m x 3.86m (13'3" x 12'8")



A light and airy room with 2 windows affording a pleasing aspect over the rear garden, 2 Velux rooflights, TV point, radiator.

**BEDROOM TWO**  
4.32m x 3.33m (14'2" x 10'11")



Window with rural views, radiator, telephone point.

**BEDROOM THREE**  
3.81m x 3.07m (12'6" x 10'1")



Window with rural views, decorative cast iron fireplace, radiator.

**BATHROOM**  
3.05m x 1.96m (10" x 6'5")



Modern suite comprising shaped bath, separate walk-in cubicle with Mira shower, pedestal wash basin and WC. Part tiled walls, extractor fan and heated towel rail.

**OUTSIDE**



Enclosed area to front with stone boundary wall.

**REAR GARDEN**



The rear garden is a particular feature of the cottage, it provides a long and very private garden which is mainly lawned with mature hedging and deep shrubbery. Air Source Heating Unit below kitchen window. There is a timber decked area immediately adjoining the French windows to the Family Room. The house is served by a modern compliant septic tank.

