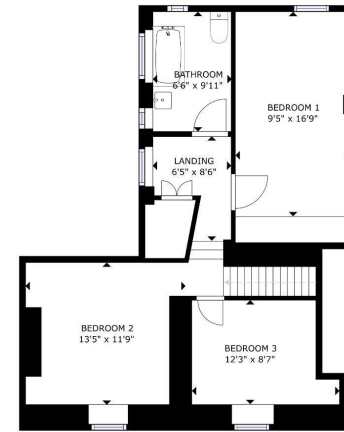


FLOOR 1

©2025 MATTERPORT, INC.  
FLOOR PLAN IS AN APPROXIMATION. ACTUAL MEASUREMENTS  
SHOULD BE USED TO DETERMINE THE ACCURACY OF THIS INFORMATION.



FLOOR 2

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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 Eirin Lon Yr Ysgol**  
Gellifor, Ruthin, Denbighshire  
LL15 1AY

**Price**  
**£435,000**

A TRADITIONAL STYLE 3 BEDROOM DOUBLE FRONTED PERIOD HOUSE SET WITHIN VERY SECLUDED AND MATURE GARDENS OF ABOUT 0.25 ACRE, SET IN A QUIET BACKWATER TO THE CENTRE OF THIS RURAL VILLAGE ALMOST EQUIDISTANT BETWEEN DENBIGH AND RUTHIN.

Recently completely re-roofed (September 2024) in Traditional Welsh slate to include high levels of loft insulation and external re-decoration, this well a proportioned house does benefit from planning permission to further extend and re-model the house to provide a larger family home if required.

It affords dining room, lounge, kitchen/breakfast room, utility room with cloaks and large sun lounge. First floor split-level landing, 3 bedrooms and bathroom.

Wide gravelled drive providing ample parking and detached garage. Delightful gardens to two sides with wide lawns, established kitchen garden with two store sheds, large greenhouse with vine and a number of mature ornamental trees and established hedging to provide a very secluded setting.

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.



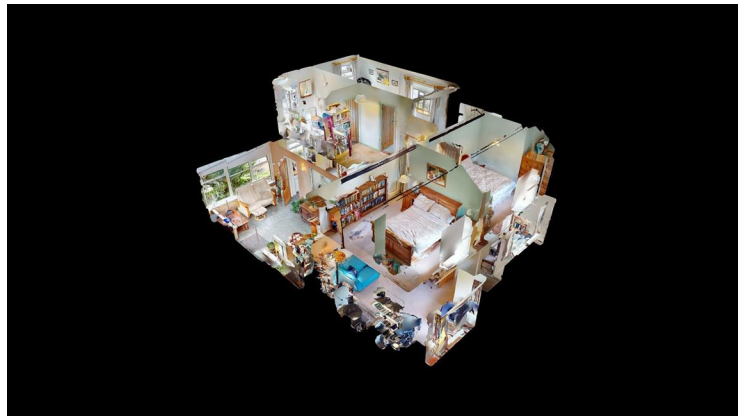


## LOCATION

Gellifor is an established village community located in the heart of the Vale of Clwyd approximately 4 miles from Ruthin and Denbigh. The property occupies an attractive lane side setting to the centre of the village near to the noted primary school whilst the nearby market town of Ruthin provides a good range of shopping facilities catering for most daily needs, secondary schools and leisure facilities.

The roof covering in Welsh slate to the main roof slopes including new battens, waterproof membrane, high density insulation boards between rafters and re-leading of valleys and chimney stacks was completed in late September 2024. This has also improved its thermal efficiency and a new EPC has been completed.

## 3D VIRTUAL TOUR



Available to view on-line.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Out built canopy entrance with UPVC door leading to dining room.

## DINING ROOM

4.42m x 4.19m (14'6 x 13'9)



Wide double glazed window to front, feature exposed central beam, turned staircase rising off, feature brick fireplace with raised hearth (fully not in use), plate rail. Enclosed understairs storage cupboard, panelled radiator.



## DETACHED GARAGE

Metal up and over door to front, electric light and power installed, personal door to side.

## PLANNING CONSENT

The property benefits from detailed planning consent for a large two storey extension to be built predominately to the western side of the house which will greatly enhance and remodel the existing accommodation. A copy of the consent and detailed drawings will be available on inspection.

## DIRECTIONS

From the Agent's Ruthin Office take the A525 Denbigh Road and on entering the village of Rhewl take the first right turning signposted for Gellifor and Llandyrnog. Continue through the village to the 'T' junction with the A5104 and turn left. Follow the road through the 'S' bends and continue straight ahead into Gellifor village. On reaching the fork in the road bear right and continue for 225 meters and take the left turn into Lon Yr Ysgol and the property is on the right.

## TENURE

Understood to be Freehold.

## COUNCIL TAX

Denbighshire County Council - Tax Band F

## 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 very secluded setting just off School Lane within mature grounds of about 0.25 acre. It is approached over a wide gravelled hard standing providing ample space for parking several cars together with access to a detached garage. The house stands centrally within the gardens which are mainly lawned with wide sweeping areas interspersed with a variety of mature fruit trees and established and well stocked flower and shrub borders. To the eastern side is a kitchen garden with a variety of soft fruit canes, patio area and two timber framed and panelled garden sheds. To the rear of the house is a domestic area with access to the integral boiler house with an oil fired boiler providing heating and hot water. Bunded oil tank.

The garden to the western side of the house enjoys a high degree of privacy with established hedge borders, secluded patio and a large timber framed greenhouse.

## LOUNGE

4.62m x 3.73m (15'2 x 12'3)



An attractive room with a square bay window to front with double glazed units, stone painted recessed fire to chimney breast with raised hearth and cast iron multifuel fire grate, fitted shelving to recesses, central ceiling beam, display niche, TV point, panelled radiator.



## KITCHEN/BREAKFAST ROOM

5.23m x 3.71m (17'2 x 12'2)



Farmhouse style kitchen/breakfast room with fitted base units with oak working surfaces, space for slot in electric cooker, further fitted units with oak working surface with an inset one and half bowl stainless steel sink with mixer tap and drainer, void and plumbing for dishwasher, space for upright fridge freezer, double glazed window with pleasing aspect over the east facing side garden, panelled radiator.





### REAR UTILITY/PORCH

3.15m x 2.21m (10'4 x 7'3)



Oak working surface with void and plumbing for tumble dryer and space for fridge, double glazed window with matching door to rear, fitted cupboard with rack shelving above.

### CLOAKROOM



White suite comprising pedestal wash basin and WC, double glazed window, panelled radiator.

### SUN LOUNGE

5.94m x 3.30m (19'6 x 10'10)



A particular feature of the house as it enjoys a delightful southern aspect over the large private west facing gardens, it has double glazed windows and double glazed French doors leading out to a patio, wall light points, ceramic tile flooring, panelled radiator.



### FIRST FLOOR LANDING

Split level landing with double glazed window, double door to linen cupboard, radiator.

### BEDROOM ONE

5.11m x 2.87m (16'9 x 9'5)



Large and well lit room with dual aspect both with double glazed windows and affording views across the village towards the Clwydian hills, panelled radiator.



### BEDROOM TWO

4.09m x 3.58m (13'5 x 11'9)



Vaulted ceiling with exposed purlins, Velux roof light with blind and double glazed window, panelled radiator.

### BEDROOM THREE

3.73m x 2.62m (12'3 x 8'7)



Vaulted ceiling with exposed purlins, double glazed window, panelled radiator.

### BATHROOM

3.02m x 1.98m (9'11 x 6'6)



White suite comprising panelled bath with glazed screen and electric shower over, pedestal wash basin and WC. Part tiled walls with decorative dado, three double glazed windows, wall mounted fan heater, mirror, shaver point, panelled radiator.